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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, July 01, 2014
9:30 AM

The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3917
APPLICANT:	UNG, SANDRA
PARCEL NO.:	5311 015
PARCEL ADDRESS:	1694 - 1698 OAKDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$839,695.00
APPLICANT'S OPINION:	$557,716.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4258
APPLICANT:	LOKE, ERIC
PARCEL NO.:	5449 027
PARCEL ADDRESS:	2627 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$815,988.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JUN 26 2014
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4260
APPLICANT:	NILAND, MICHAEL
PARCEL NO.:	3596 003
PARCEL ADDRESS:	2310 - MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,201,839.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4262
APPLICANT:	ONG, SAM
PARCEL NO.:	2398 041A
PARCEL ADDRESS:	1739 - 1741 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$894,239.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4541
APPLICANT:	OAKVILLE PRODUCE PARTNERS, LLC
PARCEL NO.:	2012400093
PARCEL ADDRESS:	01955 JERROLD AVE,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$509,997.00
APPLICANT'S OPINION:	$509,997.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4557
APPLICANT:	BED BATH & BEYOND OF CALIFORNIA, LLC
PARCEL NO.:	2012201743
PARCEL ADDRESS:	0555 09TH ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,835,272.00
APPLICANT'S OPINION:	$2,917,636.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4848
APPLICANT:	WONG, HOI SUN
PARCEL NO.:	1418 021
PARCEL ADDRESS:	1420 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,011,748.00
APPLICANT'S OPINION:	$720,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4862
APPLICANT:	FOSINA, KENNETH
PARCEL NO.:	1269 023
PARCEL ADDRESS:	0909 ASHBURY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,805,457.00
APPLICANT'S OPINION:	$1,612,620.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4877
APPLICANT:	OB LLC
PARCEL NO.:	2001 024
PARCEL ADDRESS:	1798 GREAT HWY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,917,182.00
APPLICANT'S OPINION:	$1,003,462.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4879
APPLICANT:	BALDINI, BRUNO
PARCEL NO.:	6347 021
PARCEL ADDRESS:	0002 ITALY AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,307,924.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4883
APPLICANT:	BOVE, BERNARD
PARCEL NO.:	6566 036
PARCEL ADDRESS:	3855 26TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,093,107.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5108
APPLICANT:	LOUIE, MARY
PARCEL NO.:	3732 096
PARCEL ADDRESS:	0415 TEHAMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,429,000.00
APPLICANT'S OPINION:	$1,106,522.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5110
APPLICANT:	LOUIE, MARY
PARCEL NO.:	3732 096
PARCEL ADDRESS:	0415 TEHAMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,457,580.00
APPLICANT'S OPINION:	$1,128,652.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5121
APPLICANT:	LINSUN, LLC
PARCEL NO.:	1482 011
PARCEL ADDRESS:	0348 POINT LOBOS AVE,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Penalty - LEOP
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1900
APPLICANT:	TRUE TRADITIONS, LLC
PARCEL NO.:	3732 096
PARCEL ADDRESS:	0415 TEHAMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,486,730.00
APPLICANT'S OPINION:	$1,151,226.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, July 1, 2014, at 9:30 a.m.

Present: Ed Campaña, Mervin Conlan and John Lee

Quorum present

Chairperson: John Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-3917	Sandra Ung	Submitted

At the hour of 10:10 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:15 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-3917	Sandra Ung	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4541	Oakville Produce Partners	Denied-No Show
2012-5108	Mary Louie	Denied-No Show
2012-5110	Mary Louie	Denied-No Show
2013-1900	True Traditions, LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4258	Eric Loke	Postponed
2012-4260	Michael Niland	Postponed
2012-4262	Sam Ong	Postponed
2012-4557	Bed Bath & Beyond of California	Withdrawn

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Appeal No.	**Name**	**Disposition (Continued)**
2012-4848	Hoi Sun Wong	Postponed
2012-4862	Kenneth Fosina	Withdrawn
2012-4877	OB LLC	Postponed
2012-4879	Bruno Baldini	Postponed
2012-4883	Bernard Bove	Postponed
2012-5121	Linsun, LLC	Postponed

There being no further business, the Board, at the hour of 10:20 a.m., recessed to reconvene Wednesday, July 2, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 2, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 01, 2014
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4078
APPLICANT:	FAIDI, ZAYD
PARCEL NO.:	0544 016
PARCEL ADDRESS:	2764 OCTAVIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,875,810.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4079
APPLICANT:	FAIDI, ZAYD
PARCEL NO.:	0544 017
PARCEL ADDRESS:	1787 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,222,217.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4079
APPLICANT:	FAIDI, ZAYD
PARCEL NO.:	0544 017
PARCEL ADDRESS:	1787 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,222,217.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4080
APPLICANT:	FAIDI, ZAYD
PARCEL NO.:	0544 018
PARCEL ADDRESS:	1799 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,091,494.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4083
APPLICANT:	FAIDI, ZAYD
PARCEL NO.:	0543 029
PARCEL ADDRESS:	1847 - 1849 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,735,852.00
APPLICANT'S OPINION:	$1,140,500.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4091
APPLICANT:	GOLDEN TIGER, LLC
PARCEL NO.:	0346 001
PARCEL ADDRESS:	0155 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,120,000.00
APPLICANT'S OPINION:	$3,978,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4097
APPLICANT:	TAHBAZOF, SIAVASH
PARCEL NO.:	3728 018
PARCEL ADDRESS:	1252 - 1256 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,946,659.00
APPLICANT'S OPINION:	$1,265,328.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4098
APPLICANT:	REISBAUM, MARK
PARCEL NO.:	3715 025
PARCEL ADDRESS:	0141 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$33,410,842.00
APPLICANT'S OPINION:	$21,717,047.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4315
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	0331 010
PARCEL ADDRESS:	0210V TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,230,702.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4316
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	0331 011
PARCEL ADDRESS:	0238V TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,494,768.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4317
APPLICANT:	1036 MISSION ASSOCIATES, LLC
PARCEL NO.:	3703 079
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,933,328.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4318
APPLICANT:	1036 MISSION ASSOCIATES, LLC
PARCEL NO.:	3703 080
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,933,328.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4320
APPLICANT:	KIELY, PHILIP
PARCEL NO.:	0300 014
PARCEL ADDRESS:	0975 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,221,324.00
APPLICANT'S OPINION:	$921,170.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4324
APPLICANT:	FAIDI, ZAYD
PARCEL NO.:	0515 008
PARCEL ADDRESS:	3115 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,429,084.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4326
APPLICANT:	FAIDI, ZAYD
PARCEL NO.:	0489 026
PARCEL ADDRESS:	3242 - 3246 SCOTT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,980,116.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4328
APPLICANT:	LEM-RAY PROPERTIES I DE, LLC
PARCEL NO.:	0716 011
PARCEL ADDRESS:	0935 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,523,806.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4330
APPLICANT:	LEM-RAY PROPERTIES I DE, LLC
PARCEL NO.:	3701 023
PARCEL ADDRESS:	0077 - 0083 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,654,680.00
APPLICANT'S OPINION:	$1,290,090.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4331
APPLICANT:	STEWART, DAVID R ESTATE OF
PARCEL NO.:	3752 394
PARCEL ADDRESS:	0821 FOLSOM ST, #101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,523,194.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4340
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	0805 020
PARCEL ADDRESS:	0610 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,166,119.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

20) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4341
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	3732 100
PARCEL ADDRESS:	0921 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,332,628.00
APPLICANT'S OPINION:	$1,520,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

21) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4344
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	3727 204
PARCEL ADDRESS:	1166A HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,383,607.00
APPLICANT'S OPINION:	$1,549,344.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
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2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3318
APPLICANT:	DELUXE MEDIA CREATIVE SERVICES INC.
PARCEL NO.:	2012205952
PARCEL ADDRESS:	0500 SANSOME ST, #700
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,294,847.00
APPLICANT'S OPINION:	$1,760,010.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3739
APPLICANT:	KHAN, SALMA
PARCEL NO.:	7209 009
PARCEL ADDRESS:	2960 26TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,347,193.00
APPLICANT'S OPINION:	$1,025,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3778
APPLICANT:	LIGHT, LEON
PARCEL NO.:	2609 005
PARCEL ADDRESS:	0120 - 0122 ALPINE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$768,386.00
APPLICANT'S OPINION:	$263,662.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4319
APPLICANT:	BALKONUR 1701, LLC
PARCEL NO.:	3572 018
PARCEL ADDRESS:	0001 ENTERPRISE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,251,195.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4325
APPLICANT:	MARTIN, JOHN
PARCEL NO.:	3977 017
PARCEL ADDRESS:	2015 - 2019 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,955,549.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4556
APPLICANT:	CHEONG, JUDY
PARCEL NO.:	1437 039
PARCEL ADDRESS:	0441 - 0445 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,604,950.00
APPLICANT'S OPINION:	$2,077,250.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4583
APPLICANT:	CHEONG, JUDY
PARCEL NO.:	1449 020
PARCEL ADDRESS:	5322 - 5328 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,713,762.00
APPLICANT'S OPINION:	$1,700,480.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4591
APPLICANT:	HILLER, BROOKE
PARCEL NO.:	1005 068
PARCEL ADDRESS:	3008A SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,410,713.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4918
APPLICANT:	7 ELEVEN INC
PARCEL NO.:	2361 014
PARCEL ADDRESS:	2395 32ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$838,351.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4919
APPLICANT:	7 ELEVEN INC
PARCEL NO.:	2361 015
PARCEL ADDRESS:	2222 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$714,148.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4920
APPLICANT:	7 ELEVEN INC & SOUTHLAND CORP
PARCEL NO.:	1447 019
PARCEL ADDRESS:	5100 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,013,324.00
APPLICANT'S OPINION:	$773,062.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4921
APPLICANT:	7 ELEVEN INC
PARCEL NO.:	7156 001
PARCEL ADDRESS:	3080 SAN JOSE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$883,562.00
APPLICANT'S OPINION:	$803,806.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4922
APPLICANT:	SOUTHLAND CORP.
PARCEL NO.:	6237 055
PARCEL ADDRESS:	2200 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$748,886.00
APPLICANT'S OPINION:	$672,507.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2843
APPLICANT:	DELUXE MEDIA CREATIVE SERVICES INC.
PARCEL NO.:	2013216145
PARCEL ADDRESS:	,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$3,748,404.00
APPLICANT'S OPINION:	$2,150,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, July 2, 2014, at 9:35 a.m.

Present: Ed Campaña, Mervin Conlan and Diana Daniel

Quorum present

Chairperson Ed Campaña, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4556	Judy Cheong	Verbal Stipulation Approved
2012-4583	Judy Cheong	Submitted

At the hour of 10:13 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:25 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-4583	Judy Cheong	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3318	Deluxe Media Creative Service	Postponed
2012-3739	Salma Khan	Postponed
2012-3778	Leon Light	Withdrawn
2012-4319	Balkonur 1701, LLC	Withdrawn
2012-4325	John Martin	Postponed
2012-4591	Brooke Hiller	Postponed
2012-4918	7 Eleven Inc.	Withdrawn
2012-4919	7 Eleven Inc.	Withdrawn
2012-4920	7 Eleven Inc. & Southland Corp.	Withdrawn
2012-4921	7 Eleven Inc.	Withdrawn
2012-4922	Southland Corp.	Withdrawn
2013-2843	Deluxe Media Creative Service	Postponed

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There being no further business, the Board, at the hour of 10:30 a.m., recessed to reconvene Wednesday, July 2, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, July 10, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 02, 2014
1:30 PM

The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5963
APPLICANT:	NUKITA INVESTMENTS, LLC
PARCEL NO.:	5066B021
PARCEL ADDRESS:	2189 BAY SHORE BLVD,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$2,677,500.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5964
APPLICANT:	NUKITA INVESTMENTS, LLC
PARCEL NO.:	5066B021
PARCEL ADDRESS:	2189 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,898,599.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5965
APPLICANT:	NUKITA INVESTMENTS, LLC
PARCEL NO.:	5066B021
PARCEL ADDRESS:	2189 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,927,954.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0392
APPLICANT:	WONG, WANG
PARCEL NO.:	6968 012
PARCEL ADDRESS:	5016 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$723,506.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0661
APPLICANT:	LUO, FLORA
PARCEL NO.:	6048 002
PARCEL ADDRESS:	2724 - 2726 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,392,908.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1389
APPLICANT:	VORONOFF, GEORGE
PARCEL NO.:	1535 006
PARCEL ADDRESS:	0435 09TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,886,371.00
APPLICANT'S OPINION:	$1,191,060.50
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2953
APPLICANT:	LAM, GLORIA
PARCEL NO.:	1470 045
PARCEL ADDRESS:	0485 38TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,515,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2957
APPLICANT:	LAM, GLORIA
PARCEL NO.:	1470 045
PARCEL ADDRESS:	0485 38TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,556,934.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4783
APPLICANT:	KONG, HAZEL
PARCEL NO.:	6970 010
PARCEL ADDRESS:	0047 BANNOCK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$688,962.00
APPLICANT'S OPINION:	$540,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4785
APPLICANT:	KANTOR, JONATHAN
PARCEL NO.:	1418 032
PARCEL ADDRESS:	0256 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,230,000.00
APPLICANT'S OPINION:	$1,060,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, July 2, 2014, at 1:30 p.m.

Present: Ed Campaña, Mervin Conlan and Diana Daniel

Quorum present

Chairperson Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1389	George Voronoff	Submitted
2012-4783	Hazel Kong	Submitted

At the hour of 2:43 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 2:52 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1389	George Voronoff	A.V. Lowered (Board)
2012-4783	Hazel Kong	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-4785	Jonathan Kantor	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5963	Nukita Investments, LLC	Withdrawn
2011-5964	Nukita Investments, LLC	Withdrawn
2011-5965	Nukita Investments, LLC	Withdrawn
2012-0392	Wang Wong	Postponed
2012-0661	Flora Luo	Postponed
2012-2953	Gloria Lam	Postponed
2012-2957	Gloria Lam	Postponed

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There being no further business, the Board, at the hour of 2:55 p.m., recessed to reconvene Monday, July 7, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, July 10, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, July 03, 2014
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5497
APPLICANT:	SANSOME 706 LLC
PARCEL NO.:	0174 007
PARCEL ADDRESS:	0706 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,800,000.00
APPLICANT'S OPINION:	$4,568,255.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5518
APPLICANT:	SANSOME 706 LLC
PARCEL NO.:	0174 007
PARCEL ADDRESS:	0706 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,800,000.00
APPLICANT'S OPINION:	$4,847,198.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2660
APPLICANT:	SUTTER/STOCKTON, LLC
PARCEL NO.:	0294 015
PARCEL ADDRESS:	0391 - 0399 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,066,641.00
APPLICANT'S OPINION:	$6,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3161
APPLICANT:	FRIEDMAN PROPERTIES, LP
PARCEL NO.:	0453 005C
PARCEL ADDRESS:	0990 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,295,857.00
APPLICANT'S OPINION:	$7,002,637.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3732
APPLICANT:	SANSOME 706 LLC
PARCEL NO.:	0174 007
PARCEL ADDRESS:	0706 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,664,091.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3825
APPLICANT:	FAIR MARKET PROPERTIES LLC
PARCEL NO.:	0350 002
PARCEL ADDRESS:	1028 - 1056 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,144,062.00
APPLICANT'S OPINION:	$3,600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3857
APPLICANT:	CONOVER, SARAH
PARCEL NO.:	0174 012
PARCEL ADDRESS:	0350 JACKSON ST, #C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,305,592.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3995
APPLICANT:	NOMURA CDO 2007-2 MULTIF B
PARCEL NO.:	0779 014
PARCEL ADDRESS:	0990 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,136,183.00
APPLICANT'S OPINION:	$1,841,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4193
APPLICANT:	QUAN, RICHARD
PARCEL NO.:	0842 003
PARCEL ADDRESS:	0333 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,611,205.00
APPLICANT'S OPINION:	$1,212,696.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4201
APPLICANT:	SOUTH BEACH PARTNERS, LLC
PARCEL NO.:	3730 004
PARCEL ADDRESS:	0230 07TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,025,588.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4263
APPLICANT:	JN INTERNATIONAL LLC
PARCEL NO.:	0175 022
PARCEL ADDRESS:	0485 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$959,936.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4303
APPLICANT:	WAI, JOHN
PARCEL NO.:	0158 001
PARCEL ADDRESS:	1451V MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,970,044.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4569
APPLICANT:	CALEF, RONDA
PARCEL NO.:	0662 023
PARCEL ADDRESS:	1998 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,245,142.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, July 3, 2014, at 9:30 a.m.

Present: Jeff Morris, Joseph Tham and Mark Watts

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-4193	Richard Quan	Verbal Stipulation Approved; 2-1 vote with Member Morris dissenting

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5497	Sansome 706 LLC	Withdrawn
2010-5518	Sansome 706 LLC	Withdrawn
2012-2660	Sutter/Stockton, LLC	Withdrawn
2012-3161	Friedman Properties, LP	Withdrawn
2012-3732	Sansome 706 LLC	Withdrawn
2012-3825	Fair Market Properties LLC	Postponed
2012-3857	Sarah Conover	Postponed
2012-3995	Nomura CDO 2007-2 Multif	Postponed
2012-4201	South Beach Partners, LLC	Withdrawn
2012-4263	JN International LLC	Postponed
2012-4303	John Wai	Postponed
2012-4569	Ronda Calef	Withdrawn

There being no further business, the Board, at the hour of 10:28 a.m., recessed to reconvene Monday, July 7, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on July 9, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, JULY 3, 2014
1:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session for the Board to continue preparing its findings of fact as requested by applicant for the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A.

APPLICATION:	**2009-3302**
APPLICANT:	PETER SPERLING
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 Broadway
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,117,344
APPLICANT'S OPINION:	$14,000,000
ASSESSOR'S VALUE @ HEARING:	$11,550,000
BOARD DECISION:	$13,860,000
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JUN 26 2014
Assessment Appeals Board

B.	APPLICATION:	**2009-3303**
	APPLICANT:	PETER SPERLING
	PARCEL NO.:	0963 040
	PARCEL ADDRESS:	2940 Pacific Ave
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$8,336,788
	APPLICANT'S OPINION:	$4,100,000
	ASSESSOR'S VALUE @ HEARING:	$3,450,000
	BOARD DECISION:	$4,140,000
	TAXABLE YEAR:	2009
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 7, 2014
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2863
APPLICANT:	BENTLY RESERVE, LP
PARCEL NO.:	0229 003
PARCEL ADDRESS:	0325 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,296,447.00
APPLICANT'S OPINION:	$43,437,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5081
APPLICANT:	HEARST COMMUNICATIONS INC.
PARCEL NO.:	4347 010
PARCEL ADDRESS:	1901 CESAR CHAVEZ ST,
TOPIC:	
CURRENT ASSESSMENT:	$25,863,594.00
APPLICANT'S OPINION:	$5,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5083
APPLICANT:	HEARST COMMUNICATIONS INC.
PARCEL NO.:	4346 002
PARCEL ADDRESS:	2000 MARIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,650,775.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5084
APPLICANT:	HEARST COMMUNICATIONS INC.
PARCEL NO.:	4349 016
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,435,378.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3826
APPLICANT:	BENTLY RESERVE, LP
PARCEL NO.:	0229 003
PARCEL ADDRESS:	0325 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,690,053.00
APPLICANT'S OPINION:	$27,411,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5140
APPLICANT:	MCKESSON CORPORATION
PARCEL NO.:	2011200289
PARCEL ADDRESS:	0001 POST ST, #3400
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$37,852,989.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3233
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 002
PARCEL ADDRESS:	1801 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,199,991.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3258
APPLICANT:	NORIEGA CAPITAL GROUP LLC
PARCEL NO.:	2023 021
PARCEL ADDRESS:	1900 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,137,247.00
APPLICANT'S OPINION:	$2,133,800.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3533
APPLICANT:	BENTLY RESERVE, LP
PARCEL NO.:	0229 003
PARCEL ADDRESS:	0325 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,262,811.00
APPLICANT'S OPINION:	$31,137,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3763
APPLICANT:	MCKESSON CORPORATION
PARCEL NO.:	2012200205
PARCEL ADDRESS:	0001 POST ST,# 3400
TOPIC:	Classification of Property
CURRENT ASSESSMENT:	$31,728,676.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3803
APPLICANT:	PACIFIC PARTNERS, LLC
PARCEL NO.:	0176 007
PARCEL ADDRESS:	0801 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,352,787.00
APPLICANT'S OPINION:	$6,771,417.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3810
APPLICANT:	HEARST COMMUNICATIONS INC.
PARCEL NO.:	4346 002
PARCEL ADDRESS:	2000 MARIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,751,827.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3811
APPLICANT:	HEARST COMMUNICATIONS INC.
PARCEL NO.:	4347 010
PARCEL ADDRESS:	1901 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,052,397.00
APPLICANT'S OPINION:	$4,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3812
APPLICANT:	HEARST COMMUNICATIONS INC.
PARCEL NO.:	4349 016
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,502,789.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3813
APPLICANT:	HEARST COMMUNICATIONS INC.
PARCEL NO.:	3777 045
PARCEL ADDRESS:	0598 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,488,105.00
APPLICANT'S OPINION:	$2,125,100.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4998
APPLICANT:	MCKESSON CORPORATION
PARCEL NO.:	2007200207
PARCEL ADDRESS:	0001 POST ST, #3400
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$33,090,440.00
APPLICANT'S OPINION:	$5,008,994.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5003
APPLICANT:	MCKESSON CORPORATION
PARCEL NO.:	2008200222
PARCEL ADDRESS:	0001 POST ST, #3400
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$32,238,764.00
APPLICANT'S OPINION:	$4,630,622.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5005
APPLICANT:	MCKESSON CORPORATION
PARCEL NO.:	2009200228
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$35,542,786.00
APPLICANT'S OPINION:	$4,830,630.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5284
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 001A
PARCEL ADDRESS:	0P00 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,666,661.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, July 7, 2014, at 9:32 a.m.

Present: Jeffrey Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5081	Hearst Communications, Inc.	Verbal Stipulation Approved
2010-5083	Hearst Communications, Inc.	Verbal Stipulation Approved
2010-5084	Hearst Communications, Inc.	Verbal Stipulation Approved
2012-3233	Van Ness Capital Group, LLC	Submitted; continued to 7/9/14 at 1:30 p.m. for deliberation
2012-3258	Noriega Capital Group, LLC	Same as above
2012-5284	Van Ness Capital Group, LLC	Same as above

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2863	Bently Reserve, LP	Withdrawn
2011-3826	Bently Reserve, LP	Withdrawn
2011-5140	McKesson Corporation	Postponed
2012-3533	Bently Reserve, LP	Withdrawn
2012-3763	McKesson Corporation	Postponed
2012-3803	Pacific Partners, LLC	Withdrawn
2012-3810	Hearst Communications, Inc.	Postponed
2012-3811	Hearst Communications, Inc.	Postponed
2012-3812	Hearst Communications, Inc.	Postponed
2012-3813	Hearst Communications, Inc.	Postponed
2012-4998	McKesson Corporation	Postponed
2012-5003	McKesson Corporation	Postponed
2012-5005	McKesson Corporation	Postponed

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There being no further business, the Board, at the hour of 1:20 p.m., recessed to reconvene Wednesday, July 9, 2014, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on July 9, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, July 7, 2014
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4665
APPLICANT:	ZUCHERMAN, JAMES
PARCEL NO.:	1302 007
PARCEL ADDRESS:	0044 - 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,590,000.00
APPLICANT'S OPINION:	$3,780,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4668
APPLICANT:	HOROWITZ, JEFFREY
PARCEL NO.:	0962 002
PARCEL ADDRESS:	2555 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,573,177.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4673
APPLICANT:	VAILLANCOURT, GUY
PARCEL NO.:	0959 008
PARCEL ADDRESS:	2712 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,996,908.00
APPLICANT'S OPINION:	$4,425,490.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4675
APPLICANT:	TEETER, GEOFFREY
PARCEL NO.:	4068 010
PARCEL ADDRESS:	1624 20TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,697,919.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4685
APPLICANT:	AGRAWAL, RAVIN
PARCEL NO.:	1326 012
PARCEL ADDRESS:	0060 MCLAREN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,137,366.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4686
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	3575 068
PARCEL ADDRESS:	3219 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$837,515.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4693
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	4377 001
PARCEL ADDRESS:	1055 MARIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,228,928.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4695
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	4315 013
PARCEL ADDRESS:	3000 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,735,344.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4697
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	4356 001
PARCEL ADDRESS:	3101 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,557,864.00
APPLICANT'S OPINION:	$3,100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4699
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	5231 006
PARCEL ADDRESS:	1945 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,936,633.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4702
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	5231 004
PARCEL ADDRESS:	1995 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,948,471.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4703
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	5231 005
PARCEL ADDRESS:	1995 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,948,471.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4704
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	4314 001A
PARCEL ADDRESS:	3003- 3095 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,436,593.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4707
APPLICANT:	PATEL, PRABHABEN
PARCEL NO.:	0940 026
PARCEL ADDRESS:	2707 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,903,066.00
APPLICANT'S OPINION:	$1,577,678.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4709
APPLICANT:	LAWRENCE HOTEL, INC.
PARCEL NO.:	1565 020
PARCEL ADDRESS:	0542 23RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$917,387.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4711
APPLICANT:	LOEWY, PETER
PARCEL NO.:	1138 010
PARCEL ADDRESS:	0187 BEAUMONT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,626,551.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, July 7, 2014, at 1:30 p.m.

Present: Daniel Hershkowitz, John Lee and Louisa Mendoza

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4665	James Zucherman	Denied-No Show
2012-4668	Jeffrey Horowitz	Denied-No Show
2012-4673	Guy Vaillancourt	Denied-No Show
2012-4675	Geoffrey Teeter	Denied-No Show
2012-4685	Ravin Agrawal	Denied-No Show
2012-4699	William Spencer	Denied-No Show
2012-4702	William Spencer	Denied-No Show
2012-4703	William Spencer	Denied-No Show
2012-4707	Prabhaben Patel	Denied-No Show
2012-4709	Lawrence Hotel, Inc.	Denied-No Show
2012-4711	Peter Loewy	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4686	William Spencer	Withdrawn
2012-4693	William Spencer	Withdrawn
2012-4695	William Spencer	Withdrawn
2012-4697	William Spencer	Withdrawn
2012-4704	William Spencer	Withdrawn

There being no further business, the Board, at the hour of 2:05 p.m., recessed to reconvene Tuesday, July 8, 2014 at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, July 8, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, July 8, 2014
1:30 PM

The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5034
APPLICANT:	TIERNEY, JOSEPH
PARCEL NO.:	6795A029
PARCEL ADDRESS:	0203V COTTER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$800,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5041
APPLICANT:	STAMM, NANCY
PARCEL NO.:	6506 011
PARCEL ADDRESS:	0416 JERSEY ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$205,250.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5047
APPLICANT:	GALL, JOHN
PARCEL NO.:	0818 001
PARCEL ADDRESS:	0501 HAYES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,672,900.00
APPLICANT'S OPINION:	$2,367,481.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5051
APPLICANT:	CHOW, MARGARET
PARCEL NO.:	5948 026A
PARCEL ADDRESS:	0005 NAPLES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$255,000.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5052
APPLICANT:	CHOW, MARGARET
PARCEL NO.:	5948 026B
PARCEL ADDRESS:	0007V NAPLES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$250,000.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5066
APPLICANT:	STAMM, NANCY
PARCEL NO.:	6506 011
PARCEL ADDRESS:	0416 JERSEY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,828,380.00
APPLICANT'S OPINION:	$955,250.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND ESCAPE
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5069
APPLICANT:	STAMM, NANCY
PARCEL NO.:	6506 011
PARCEL ADDRESS:	0416 JERSEY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,864,947.00
APPLICANT'S OPINION:	$955,250.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5082
APPLICANT:	RWW PROPERTIES, LLC
PARCEL NO.:	2335A017
PARCEL ADDRESS:	2296 15TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$571,350.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5093
APPLICANT:	4441 MISSION LLC
PARCEL NO.:	6013 047
PARCEL ADDRESS:	
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$3,551,318.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5200
APPLICANT:	AECOM TECHNOLOGY CORP.
PARCEL NO.:	2012901312
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$50,698.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5201
APPLICANT:	AECOM TECHNOLOGY CORP.
PARCEL NO.:	2012901311
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$105,265.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5202
APPLICANT:	AECOM TECHNOLOGY CORP.
PARCEL NO.:	2012901310
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$192,193.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5203
APPLICANT:	AECOM TECHNOLOGY CORP.
PARCEL NO.:	2012990370
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$62,980.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, July 8, 2014, at 1:30 p.m.

Present: Mervin Conlan, John Lee and Louisa Mendoza

Quorum present

Chairperson John Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 Supplemental Assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-5093	4441 Mi8ssion Street, LLC	Submitted

At the hour of 2:03 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:11 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-5093	4441 Mission Street, LLC	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-5082	RWW Properties, LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5034	Joseph Tierney	Withdrawn
2012-5041	Nancy Stamm	Withdrawn
2012-5047	John Gall	Postponed
2012-5051	Margaret Chow	Withdrawn
2012-5052	Margaret Chow	Withdrawn
2012-5066	Nancy Stamm	Withdrawn
2012-5069	Nancy Stamm	Withdrawn
2012-5200	Aecom Technology Corp.	Withdrawn
2012-5201	Aecom Technology Corp.	Withdrawn
2012-5202	Aecom Technology Corp.	Withdrawn
2012-5203	Aecom Technology Corp.	Withdrawn

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There being no further business, the Board, at the hour of 2:14 p.m., recessed to reconvene Wednesday, July 9, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, July 14, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 9, 2014
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3828
APPLICANT:	DAC/SCW 1995 TRUST
PARCEL NO.:	0985 010
PARCEL ADDRESS:	3444 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,564,768.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4153
APPLICANT:	2000 UNION STREET PARTNERS
PARCEL NO.:	2012207386
PARCEL ADDRESS:	2000 UNION ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,773,111.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4220
APPLICANT:	UNIV. CORP. SF, STA
PARCEL NO.:	2012208068
PARCEL ADDRESS:	1600 HOLLOWAY AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,609,419.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4228
APPLICANT:	LUCERO LLC
PARCEL NO.:	3617 025
PARCEL ADDRESS:	3382 - 3384 22ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,013,327.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5042
APPLICANT:	SKY PACIFIC HOLDINGS II LLC
PARCEL NO.:	0545 019
PARCEL ADDRESS:	2642 GOUGH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,570,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5043
APPLICANT:	SKY PACIFIC HOLDINGS II LLC
PARCEL NO.:	0545 020
PARCEL ADDRESS:	2648 GOUGH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,600,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5044
APPLICANT:	SKY PACIFIC HOLDINGS II LLC
PARCEL NO.:	0545 021
PARCEL ADDRESS:	2654 GOUGH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,617,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5065
APPLICANT:	SF 3783 20TH STREET, LLC
PARCEL NO.:	3607 060
PARCEL ADDRESS:	3783 20TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,225,694.00
APPLICANT'S OPINION:	$2,525,631.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5067
APPLICANT:	SF 3809 20TH STREET, LLC
PARCEL NO.:	3606 001
PARCEL ADDRESS:	3809 20TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,457,900.00
APPLICANT'S OPINION:	$6,657,900.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5383
APPLICANT:	FASHIONS OUTLET OF AMERICA
PARCEL NO.:	2013900352
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$4,244,160.00
APPLICANT'S OPINION:	$2,099,452.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5384
APPLICANT:	FASHIONS OUTLET OF AMERICA
PARCEL NO.:	2013900351
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$3,848,863.00
APPLICANT'S OPINION:	$1,779,235.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5385
APPLICANT:	FASHIONS OUTLET OF AMERICA
PARCEL NO.:	2013900350
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$3,471,782.00
APPLICANT'S OPINION:	$1,483,025.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2490
APPLICANT:	LUCERO LLC
PARCEL NO.:	3617 025
PARCEL ADDRESS:	3382 - 3384 22ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,033,593.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, July 9, 2014, at 9:30 a.m.

Present: Richard Lee, Joyce Lewis and Louisa Mendoza

Quorum present

Chairperson: Richard Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 Supplemental Assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-5065	SF 3783 20th Street, LLC	Submitted

At the hour of 11:12 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 11:58 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-5065	SF 3783 20th Street, LLC	Remains under submission; Board requested additional documents from Taxpayer.

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3828	DAC/SCW 1995 Trust	Withdrawn
2012-4153	2000 Union Street Partners	Postponed
2012-4220	UNIV. CORP. SF, STA	Withdrawn
2012-4228	Lucero LLC	Postponed
2012-5042	Sky Pacific Holdings II LLC	Postponed
2012-5043	Sky Pacific Holdings II LLC	Postponed
2012-5044	Sky Pacific Holdings II LLC	Postponed
2012-5067	SF 3809 20th Street, LLC	Withdrawn
2012-5383	Fashions Outlet of America	Postponed
2012-5384	Fashions Outlet of America	Postponed
2012-5385	Fashions Outlet of America	Postponed
2013-2490	Lucero LLC	Postponed

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There being no further business, the Board, at the hour of 12:06 p.m., recessed to reconvene Thursday, July 10, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, July 24, 2014

Angela Calvillo
Clerk of the Board of Supervisors

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, July 9, 2014 at 1:35 p.m.

Present: Jeffrey Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:38 p.m. to deliberate the below listed applications that were taken under submission on Monday, July 7, 2014.

The Board reconvened in open session at 4:06 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3233	Van Ness Capital Group	A.V. Lowered (Board)
2012-3258	Noriega Capital Group	A.V. Lowered (Board)
2012-5284	Van Ness Capital Group	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 4:10 p.m., recessed to reconvene Monday, July 14, 2014, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Tuesday, July 15, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, July 10, 2014
9:30 AM

The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3567
APPLICANT:	BUDDHA PROPERTIES LLC
PARCEL NO.:	3751 029
PARCEL ADDRESS:	0750 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,039,600.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3532
APPLICANT:	BUDDHA PROPERTIES LLC
PARCEL NO.:	3751 029
PARCEL ADDRESS:	0750 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,032,397.00
APPLICANT'S OPINION:	$1,275,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5536
APPLICANT:	BUDDHA PROPERTIES LLC
PARCEL NO.:	3751 029
PARCEL ADDRESS:	0750 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,055,228.00
APPLICANT'S OPINION:	$1,275,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3762
APPLICANT:	ZEFF, RON
PARCEL NO.:	0557 011
PARCEL ADDRESS:	2266 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,941,154.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3809
APPLICANT:	MELLETT, ROBERT
PARCEL NO.:	3787 026
PARCEL ADDRESS:	0655 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,966,607.00
APPLICANT'S OPINION:	$3,228,294.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3934
APPLICANT:	WONG, LILY TAM
PARCEL NO.:	0670 007
PARCEL ADDRESS:	1202 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,777,772.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3948
APPLICANT:	OMRAN, JOSEPH
PARCEL NO.:	0219 001
PARCEL ADDRESS:	1263 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,471,528.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3955
APPLICANT:	GUIDO & PIERINA GIOSSO FAMILY LP
PARCEL NO.:	0077 011
PARCEL ADDRESS:	0500 - 0512 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$734,721.00
APPLICANT'S OPINION:	$66,230.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4024
APPLICANT:	WORLDMARK THE CLUB
PARCEL NO.:	0271 015
PARCEL ADDRESS:	0586 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,324,601.00
APPLICANT'S OPINION:	$8,799,626.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4058
APPLICANT:	ONE RINCON DVLPMNT LLC
PARCEL NO.:	3765 027
PARCEL ADDRESS:	0489 HARRISON ST, #306
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,289,143.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4112
APPLICANT:	HAYNES, LAUREN
PARCEL NO.:	5668 020
PARCEL ADDRESS:	0231 - 0233 CORTLAND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,338,232.00
APPLICANT'S OPINION:	$975,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4154
APPLICANT:	WALGREEN COMPANY #3358
PARCEL NO.:	0689 002
PARCEL ADDRESS:	1303 FRANKLIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,686,334.00
APPLICANT'S OPINION:	$1,275,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4155
APPLICANT:	WALGREEN COMPANY #3358
PARCEL NO.:	0689 003
PARCEL ADDRESS:	1314V POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,265,450.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4156
APPLICANT:	WALGREEN COMPANY #4558
PARCEL NO.:	0816 033
PARCEL ADDRESS:	0300 GOUGH ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,914,705.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4188
APPLICANT:	BUDDHA PROPERTIES LLC
PARCEL NO.:	3751 029
PARCEL ADDRESS:	0750 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,116,331.00
APPLICANT'S OPINION:	$1,275,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4358
APPLICANT:	ASSALI TRUST W F & ASSALI ROBI
PARCEL NO.:	0804 009
PARCEL ADDRESS:	0830 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,754,192.00
APPLICANT'S OPINION:	$3,750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4376
APPLICANT:	BOLTON FAMILY TRUST
PARCEL NO.:	2648 017
PARCEL ADDRESS:	4220 - 4222 18TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,112,962.00
APPLICANT'S OPINION:	$930,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, July 10, 2014
1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5859
APPLICANT:	NGO, BRANDON
PARCEL NO.:	6508 044
PARCEL ADDRESS:	3953 24TH ST, #C-2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$400,000.00
APPLICANT'S OPINION:	$245,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5860
APPLICANT:	NGO, BRANDON
PARCEL NO.:	6508 044
PARCEL ADDRESS:	3953 24TH ST, #C-2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$403,010.00
APPLICANT'S OPINION:	$245,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1325
APPLICANT:	MILLER, HARRY
PARCEL NO.:	0959 027
PARCEL ADDRESS:	2556 BRODERICK ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,013,330.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1454
APPLICANT:	FANG, LUCETTE
PARCEL NO.:	1383 058
PARCEL ADDRESS:	6120 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$810,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2257
APPLICANT:	WAI FUNG TRADING CORP.
PARCEL NO.:	1529 044
PARCEL ADDRESS:	0402 - 0408 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,166,020.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5175
APPLICANT:	KATHERINE BEST
PARCEL NO.:	2012990263
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$50,000.00
APPLICANT'S OPINION:	$36,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5247
APPLICANT:	ANDERSON, RWE & BUCKLEY, INC.
PARCEL NO.:	2013900157
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$53,318.00
APPLICANT'S OPINION:	$37,972.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5248
APPLICANT:	ANDERSON, RWE & BUCKLEY, INC.
PARCEL NO.:	2013900156
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$44,925.00
APPLICANT'S OPINION:	$31,743.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5249
APPLICANT:	ANDERSON, RWE & BUCKLEY, INC.
PARCEL NO.:	2013900155
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$41,451.00
APPLICANT'S OPINION:	$30,697.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5281
APPLICANT:	ZHANG, QIAN
PARCEL NO.:	1858 017
PARCEL ADDRESS:	1530 FUNSTON AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$971,750.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0072
APPLICANT:	MILLER, HARRY
PARCEL NO.:	0959 027
PARCEL ADDRESS:	2556 BRODERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,033,596.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0676
APPLICANT:	NGO, BRANDON
PARCEL NO.:	6508 044
PARCEL ADDRESS:	3953 24TH ST, #C-2
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$400,000.00
APPLICANT'S OPINION:	$253,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0677
APPLICANT:	NGO, BRANDON
PARCEL NO.:	6508 044
PARCEL ADDRESS:	3953 24TH ST, #C-2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$419,290.00
APPLICANT'S OPINION:	$253,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2342
APPLICANT:	WAI FUNG TRADING CORP.
PARCEL NO.:	1529 044
PARCEL ADDRESS:	0402 - 0408 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,209,339.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, July 10, 2014, at 1:30 p.m.

Present: Ed Campaña, Mervin Conlan and Joseph Tham

Quorum present

Chairperson Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5859	Brandon Ngo	Verbal Stipulation Approved
2011-5860	Brandon Ngo	Verbal Stipulation Approved
2012-1325	Harry Miller	Submitted
2012-1454	Lucette Fang	Submitted
2013-0072	Harry Miller	Submitted
2013-0676	Brandon Ngo	Verbal Stipulation Approved
2013-0677	Brandon Ngo	Withdrawn at Hearing

At the hour of 4:05 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:20 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1325	Harry Miller	A.V. Lowered (Board)
2012-1454	Lucette Fang	A.V. Lowered (Board)
2013-0072	Harry Miller	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-5281	Qian Zhang	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2257	Wai Fung Trading Corp	Withdrawn
2012-5175	Katherine Best	Postponed
2012-5247	Anderson, RWE & Buckley, Inc.	Withdrawn
2012-5248	Anderson, RWE & Buckley, Inc.	Withdrawn
2012-5249	Anderson, RWE & Buckley, Inc.	Withdrawn
2013-2342	Wai Fung Trading Corp	Withdrawn

There being no further business, the Board, at the hour of 4:25 p.m., recessed to reconvene Tuesday, July 15, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, July 21, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, July 14, 2014
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4642
APPLICANT:	NORTHWEST DEALER CO.
PARCEL NO.:	2025 003
PARCEL ADDRESS:	1700 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,032,541.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3795
APPLICANT:	PLATINUM ENERGY
PARCEL NO.:	1444 023
PARCEL ADDRESS:	4856 GEARY BLVD,
TOPIC:	
CURRENT ASSESSMENT:	$2,171,025.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3796
APPLICANT:	PLATINUM ENERGY/WESTERN DEALER, LESSEE
PARCEL NO.:	2397 035
PARCEL ADDRESS:	1855 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,175,991.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3797
APPLICANT:	PLATINUM ENERGY
PARCEL NO.:	2025 003
PARCEL ADDRESS:	1700 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,073,191.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4321
APPLICANT:	HUE, BENSON
PARCEL NO.:	2026 021
PARCEL ADDRESS:	1600 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,673,196.00
APPLICANT'S OPINION:	$741,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4327
APPLICANT:	SKYLINE INVESTMENTS
PARCEL NO.:	0913 027
PARCEL ADDRESS:	1895 JEFFERSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,379,071.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4332
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	4021 002
PARCEL ADDRESS:	0650 FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,030,502.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4345
APPLICANT:	HUA, ANDY
PARCEL NO.:	2353 014
PARCEL ADDRESS:	1444 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,850,127.00
APPLICANT'S OPINION:	$1,200,437.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5377
APPLICANT:	IRON MOUNTAIN INFORMATION MGMT.
PARCEL NO.:	2013900384
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,380,585.00
APPLICANT'S OPINION:	$1,954,063.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5378
APPLICANT:	IRON MOUNTAIN INFORMATION MGMT.
PARCEL NO.:	2013900383
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,385,251.00
APPLICANT'S OPINION:	$1,548,327.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0559
APPLICANT:	PLATINUM ENERGY/WESTERN DEALER, LESSEE
PARCEL NO.:	2025 003
PARCEL ADDRESS:	1700 NORIEGA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,763,000.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2814
APPLICANT:	PLATINUM ENERGY
PARCEL NO.:	2013220736
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$335,134.00
APPLICANT'S OPINION:	$120,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2815
APPLICANT:	PLATINUM ENERGY
PARCEL NO.:	2397 035
PARCEL ADDRESS:	1855 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,219,509.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2816
APPLICANT:	PLATINUM ENERGY
PARCEL NO.:	2025 003
PARCEL ADDRESS:	1700 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,874,623.00
APPLICANT'S OPINION:	$1,020,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2817
APPLICANT:	PLATINUM ENERGY
PARCEL NO.:	1444 023
PARCEL ADDRESS:	4856 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,415,113.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3045
APPLICANT:	WESTERN DEALER HOLDING CO., LLC
PARCEL NO.:	2025 003
PARCEL ADDRESS:	1700 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$730,459.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3046
APPLICANT:	WESTERN DEALER HOLDING CO., LLC
PARCEL NO.:	2025 003
PARCEL ADDRESS:	1700 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$745,068.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, JULY 14, 2014
11:00 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session for the Board to finalize its findings of fact as requested by applicant for the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A.

APPLICATION:	2009-3302
APPLICANT:	PETER SPERLING
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 Broadway
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,117,344
APPLICANT'S OPINION:	$14,000,000
ASSESSOR'S VALUE @ HEARING:	$11,550,000
BOARD DECISION:	$13,860,000
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

B.	APPLICATION:	2009-3303
	APPLICANT:	PETER SPERLING
	PARCEL NO.:	0963 040
	PARCEL ADDRESS:	2940 Pacific Ave
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$8,336,788
	APPLICANT'S OPINION:	$4,100,000
	ASSESSOR'S VALUE @ HEARING:	$3,450,000
	BOARD DECISION:	$4,140,000
	TAXABLE YEAR:	2009
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, July 14, 2014 at 11:00 a.m.

Present: Mervin Conlan and Louisa Mendoza

Quorum present

Chairperson: Mervin Conlan, Presiding

Deputy City Attorney Zachary A. Porianda

With no public present for comment, the Board went into closed session at the hour of 11:03 a.m. with legal counsel to finalize the Board's findings of facts that were requested by the applicant for the below listed applications.

At the hour of 12:06 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3302	Peter Sperling	The Board issued its findings of facts for the decision previously announced on December 13, 2012.
2009-3303	Peter Sperling	The Board issued its findings of facts for the decision previously announced on December 13, 2012.

There being no further business, the Board, at the hour of 12:10 p.m., recessed to reconvene Tuesday, July 15, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 16, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 14, 2014
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0699
APPLICANT:	SAN FRANCISCO TENNIS CLUB
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 05TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$17,500,000.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4386
APPLICANT:	581 MARKET ST PARTNERS LLC
PARCEL NO.:	3708 044
PARCEL ADDRESS:	0579 - 0581 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,660,109.00
APPLICANT'S OPINION:	$7,850,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4402
APPLICANT:	SOUTH BEACH PARTNERS, LLC
PARCEL NO.:	3774 026
PARCEL ADDRESS:	0270 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,066,636.00
APPLICANT'S OPINION:	$11,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4845
APPLICANT:	WAC SFTC HOLDINGS LLC
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,379,842.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5595
APPLICANT:	WAC SFTC HOLDINGS LLC
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,192,416.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5649
APPLICANT:	SAN FRANCISCO TENNIS CLUB
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,278,163.00
APPLICANT'S OPINION:	$8,778,218.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5650
APPLICANT:	SAN FRANCISCO TENNIS CLUB
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,606,369.00
APPLICANT'S OPINION:	$8,756,369.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3837
APPLICANT:	WAC SFTC HOLDINGS LLC
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,801,815.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3999
APPLICANT:	581 MARKET ST PARTNERS LLC
PARCEL NO.:	3708 044
PARCEL ADDRESS:	0579 - 0581 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,893,310.00
APPLICANT'S OPINION:	$3,568,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4203
APPLICANT:	SOUTH BEACH PARTNERS, LLC
PARCEL NO.:	3774 026
PARCEL ADDRESS:	0270 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,407,968.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 15, 2014
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2131
APPLICANT:	CORNEJO, LOUIS
PARCEL NO.:	0821 025
PARCEL ADDRESS:	0897 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,019,585.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2648
APPLICANT:	BUNDOX RESTAURANT
PARCEL NO.:	2011701057
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$3,517,998.00
APPLICANT'S OPINION:	$2,400,475.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2686
APPLICANT:	DCO MISSION BAY LP
PARCEL NO.:	8711 023
PARCEL ADDRESS:	1850 CHANNEL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,037,467.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3920
APPLICANT:	PACIFIC INSTITUTE
PARCEL NO.:	0806 002
PARCEL ADDRESS:	0601 - 0617 LAGUNA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$12,323,964.00
APPLICANT'S OPINION:	$5,283,532.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4210
APPLICANT:	149 MORRIS, LLC
PARCEL NO.:	3778 002B
PARCEL ADDRESS:	0149 MORRIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,646,130.00
APPLICANT'S OPINION:	$1,707,486.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4213
APPLICANT:	SIKAND, HAPPY
PARCEL NO.:	0331 006
PARCEL ADDRESS:	0111 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,854,715.00
APPLICANT'S OPINION:	$5,768,830.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4471
APPLICANT:	AGE SONG
PARCEL NO.:	0806 002
PARCEL ADDRESS:	0601 - 0617 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,446,915.00
APPLICANT'S OPINION:	$6,223,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4714
APPLICANT:	SOVIE, MARISA
PARCEL NO.:	0351 081
PARCEL ADDRESS:	0083 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$347,185.00
APPLICANT'S OPINION:	$240,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5380
APPLICANT:	WHITEHEAD, PAMELA
PARCEL NO.:	0453 011
PARCEL ADDRESS:	0975 - 0979 NORTH POINT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,784,366.00
APPLICANT'S OPINION:	$1,290,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5381
APPLICANT:	WHITEHEAD, PAMELA
PARCEL NO.:	0453 011
PARCEL ADDRESS:	0975 - 0979 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,792,050.00
APPLICANT'S OPINION:	$1,290,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5382
APPLICANT:	WHITEHEAD, PAMELA
PARCEL NO.:	0453 011
PARCEL ADDRESS:	0975 - 0979 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,787,801.00
APPLICANT'S OPINION:	$1,290,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5383
APPLICANT:	WHITEHEAD, PAMELA
PARCEL NO.:	0453 011
PARCEL ADDRESS:	0975 - 0979 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,801,261.00
APPLICANT'S OPINION:	$1,290,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3798
APPLICANT:	SIKAND, HAPPY
PARCEL NO.:	0331 006
PARCEL ADDRESS:	0111 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,004,892.00
APPLICANT'S OPINION:	$5,900,376.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 15, 2014, at 9:30 a.m.

Present: Jeff Morris, Joseph Tham and Mark Watts

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3920	Pacific Institute	Postponed at Hearing
2011-4210	149 Morris, LLC	Verbal Stipulation Approved
2011-5380	Pamela Whitehead	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2131	Louis Cornejo	Denied-No Show
2011-2686	DCO Mission Bay LP	Denied-No Show
2011-4714	Marisa Sovie	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2648	Bundox Restaurant	Withdrawn
2011-4213	Happy Sikand	Withdrawn
2011-4471	Age Song	Postponed
2011-5381	Pamela Whitehead	Postponed
2011-5382	Pamela Whitehead	Postponed
2011-5383	Pamela Whitehead	Postponed
2012-3798	Happy Sikand	Withdrawn

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There being no further business, the Board, at the hour of 11:20 a.m., recessed to reconvene Wednesday, July 16, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 16, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, July 15, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3959
APPLICANT:	FIRUZE HARIRI LIVING TRUST
PARCEL NO.:	0921 037
PARCEL ADDRESS:	2143 - 2145 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,784,521.00
APPLICANT'S OPINION:	$1,071,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3960
APPLICANT:	2988 PACIFIC LTD PARTNERSHIP
PARCEL NO.:	0963 010
PARCEL ADDRESS:	2988 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,235,986.00
APPLICANT'S OPINION:	$2,541,860.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3963
APPLICANT:	HRIBAR, ELIZABETH
PARCEL NO.:	1043 021
PARCEL ADDRESS:	0058 - 0060 IRIS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,896,007.00
APPLICANT'S OPINION:	$1,138,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3964
APPLICANT:	ECHEGUREN FAMILY TRUST
PARCEL NO.:	1048 023
PARCEL ADDRESS:	1600 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,074,099.00
APPLICANT'S OPINION:	$1,245,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3967
APPLICANT:	LIM, YU SING
PARCEL NO.:	1438 024
PARCEL ADDRESS:	0368 7TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,833,757.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3968
APPLICANT:	LAU HOCK FEN INVESTMENT
PARCEL NO.:	1439 056
PARCEL ADDRESS:	4300 - 4306 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,405,424.00
APPLICANT'S OPINION:	$1,444,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3969
APPLICANT:	FARD, ABBAS
PARCEL NO.:	1527 036
PARCEL ADDRESS:	5339 - 5351 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,407,202.00
APPLICANT'S OPINION:	$845,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3973
APPLICANT:	9TH AVENUE LLC
PARCEL NO.:	1764 013
PARCEL ADDRESS:	1369 09TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,387,193.00
APPLICANT'S OPINION:	$832,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3974
APPLICANT:	ZHENG, TONY
PARCEL NO.:	2040 002
PARCEL ADDRESS:	1711 09TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,252,244.00
APPLICANT'S OPINION:	$752,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3976
APPLICANT:	2392 - 31ST AVENUE LLC
PARCEL NO.:	2359 014
PARCEL ADDRESS:	2390 - 2394 31ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,770,900.00
APPLICANT'S OPINION:	$1,664,500.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3979
APPLICANT:	GUERRERO BROS LLC
PARCEL NO.:	3546 008
PARCEL ADDRESS:	0295 - 0299 GUERRERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,440,967.00
APPLICANT'S OPINION:	$864,972.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3980
APPLICANT:	LEE, JOHN STEWART
PARCEL NO.:	3548 059
PARCEL ADDRESS:	0233 - 0237 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,631,993.00
APPLICANT'S OPINION:	$979,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3982
APPLICANT:	BPBH LIMITED PARTNERSHIP
PARCEL NO.:	3609 118
PARCEL ADDRESS:	2460 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,218,563.00
APPLICANT'S OPINION:	$3,131,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3988
APPLICANT:	183 TOWNSEND CORPORATION
PARCEL NO.:	5264 049
PARCEL ADDRESS:	0500 SELBY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,953,816.00
APPLICANT'S OPINION:	$4,772,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3989
APPLICANT:	ZHENG, TONY
PARCEL NO.:	5559 015
PARCEL ADDRESS:	0221 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,855,426.00
APPLICANT'S OPINION:	$1,714,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5168
APPLICANT:	EVANS, ANA LUCIA
PARCEL NO.:	4010 016
PARCEL ADDRESS:	0509 VERMONT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,550,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, July 15, 2014, at 1:30 p.m.

Present: Diana Daniel, Louisa Mendoza and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3964	Echeguren Family Trust	Verbal Stipulation Approved
2012-3967	Yu Sing Lim	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3959	Firuze Hariri Living Trust	Withdrawn
2012-3960	2988 Pacific Ltd Partnership	Postponed
2012-3963	Elizabeth Hribar	Withdrawn
2012-3968	Lau Hock Fen Investment	Withdrawn
2012-3969	Abbas Fard	Withdrawn
2012-3973	9th Avenue LLC	Withdrawn
2012-3974	Tony Zheng	Withdrawn
2012-3976	2392 – 31st Avenue LLC	Withdrawn
2012-3979	Guerrero Bros LLC	Withdrawn
2012-3980	John Stewart Lee	Withdrawn
2012-3982	BPBH Limited Partnership	Withdrawn
2012-3988	183 Townsend Corporation	Withdrawn
2012-3989	Tony Zheng	Withdrawn
2012-5168	Ana Lucia Evans	Withdrawn

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There being no further business, the Board, at the hour of 2:10 p.m., recessed to reconvene Wednesday, July 16, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, July 24, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, July 16, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1219
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2009207460
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$84,307,905.00
APPLICANT'S OPINION:	$42,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5042
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST
PARCEL NO.:	2010209756
PARCEL ADDRESS:	0400 HOWARD ST,
TOPIC:	
CURRENT ASSESSMENT:	$101,806,081.00
APPLICANT'S OPINION:	$51,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5198
APPLICANT:	CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,952,578.00
APPLICANT'S OPINION:	$30,530,811.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5206
APPLICANT:	CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$36,671,207.00
APPLICANT'S OPINION:	$31,140,999.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5210
APPLICANT:	CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$37,383,127.00
APPLICANT'S OPINION:	$31,742,315.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5217
APPLICANT:	CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$37,294,528.00
APPLICANT'S OPINION:	$21,050,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3860
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	0112 001
PARCEL ADDRESS:	1051 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,792,113.00
APPLICANT'S OPINION:	$14,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3861
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	0112 009
PARCEL ADDRESS:	1150 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$76,287,932.00
APPLICANT'S OPINION:	$45,704,689.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4484
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST
PARCEL NO.:	2011210254
PARCEL ADDRESS:	0400 HOWARD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$99,218,815.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2365
APPLICANT:	CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,625,045.00
APPLICANT'S OPINION:	$22,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2385
APPLICANT:	DOHENY-VIDOVICH PARTNERS
PARCEL NO.:	3799 007
PARCEL ADDRESS:	0675 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,167,275.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3263
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST
PARCEL NO.:	2012207238
PARCEL ADDRESS:	0400 HOWARD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$97,703,030.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3267
APPLICANT:.	BLACKROCK INSTITUTIONAL TRUST
PARCEL NO.:	2012207237
PARCEL ADDRESS:	0405 HOWARD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$17,226,727.00
APPLICANT'S OPINION:	$5,600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3268
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST
PARCEL NO.:	2012205716
PARCEL ADDRESS:	0045 FREMONT ST, 3300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,998,064.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3270
APPLICANT:	TR 55 FRANCISCO, LLC
PARCEL NO.:	0056 007
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,506,056.00
APPLICANT'S OPINION:	$8,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3272
APPLICANT:	TR 55 FRANCISCO, LLC
PARCEL NO.:	0056 008
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$41,419,896.00
APPLICANT'S OPINION:	$20,600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3503
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	0112 009
PARCEL ADDRESS:	1150 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,406,907.00
APPLICANT'S OPINION:	$31,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3505
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	0112 001
PARCEL ADDRESS:	1051 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,367,954.00
APPLICANT'S OPINION:	$14,600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, July 16, 2014, at 9:30 a.m.

Present: Jeff Morris, Joseph Tham and Mark Watts

Quorum present

Chairperson Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3270	TR 55 Francisco, LLC	Submitted
2012-3272	TR 55 Francisco, LLC	Submitted

At the hour of 10:47 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:15 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3270	TR 55 Francisco, LLC	A.V. Lowered (Board)
2012-3272	TR 55 Francisco, LLC	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1219	Barclays Global Investors	Postponed
2010-5042	Blackrock Institutional Trust	Postponed
2010-5198	Culligan Enterprises subsidiary	Withdrawn
2010-5206	Culligan Enterprises Subsidiary	Withdrawn
2010-5210	Culligan Enterprises Subsidiary	Withdrawn
2010-5217	Culligan Enterprises subsidiary	Withdrawn
2011-3860	Williams-Sonoma, Inc.	Withdrawn
2011-3861	Williams-Sonoma, Inc.	Withdrawn
2011-4484	Blackrock Institutional Trust	Postponed
2012-2365	Culligan Enterprises subsidiary	Postponed
2012-2385	Doheny-Vidovich Partners	Postponed
2012-3263	Blackrock Institutional Trust	Postponed
2012-3267	Blackrock Institutional Trust	Postponed
2012-3268	Blackrock Institutional Trust	Postponed

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Appeal No.	Name	Disposition (Continued)
2012-3503	Williams-Sonoma, Inc.	Postponed
2012-3505	Williams-Sonoma, Inc.	Postponed

There being no further business, the Board, at the hour of 11:20 a.m., recessed to reconvene Thursday, July 17, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on July 17, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 16, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3487
APPLICANT:	WILDCATS OWNERS, LLC
PARCEL NO.:	2012206075
PARCEL ADDRESS:	00495 JEFFERSON ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,201,853.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3696
APPLICANT:	GOLDEN GATE ENDOSCOPY CENTER
PARCEL NO.:	2012205494
PARCEL ADDRESS:	3370 GEARY BLVD,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,024,141.00
APPLICANT'S OPINION:	$1,774,725.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3822
APPLICANT:	BROWN, PATRICK
PARCEL NO.:	3589 083
PARCEL ADDRESS:	3470 19TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,776,473.00
APPLICANT'S OPINION:	$553,276.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3826
APPLICANT:	SEDGWICK LLP
PARCEL NO.:	2012200445
PARCEL ADDRESS:	0001 MARKET STEUART TOWER , 8TH FLR
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,485,348.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3827
APPLICANT:	SEDGWICK LLP
PARCEL NO.:	2012209204
PARCEL ADDRESS:	0333 BUSH ST, 3000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,080,250.00
APPLICANT'S OPINION:	$1,020,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4151
APPLICANT:	AUTODESK, INC.
PARCEL NO.:	2012203409
PARCEL ADDRESS:	0001 MARKET LANDMARK BLDG, 0500
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$15,603,429.00
APPLICANT'S OPINION:	$7,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4281
APPLICANT:	KAUFMAN, HAROLD
PARCEL NO.:	3916 013
PARCEL ADDRESS:	0121 - 0181 VERMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,276,214.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4293
APPLICANT:	PADILLA, ROBERT
PARCEL NO.:	1584 020
PARCEL ADDRESS:	0627 41ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,622,589.00
APPLICANT'S OPINION:	$901,680.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4311
APPLICANT:	CHANG, HUI
PARCEL NO.:	1741 020
PARCEL ADDRESS:	0814 - 0816 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,141,693.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4312
APPLICANT:	BROOKER, PATRICK
PARCEL NO.:	4832 020
PARCEL ADDRESS:	2233 INGALLS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$628,501.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5285
APPLICANT:	INDOOR ENTERTAINMENT
PARCEL NO.:	2013900094
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$385,708.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5286
APPLICANT:	INDOOR ENTERTAINMENT
PARCEL NO.:	2013900093
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$373,560.00
APPLICANT'S OPINION:	$148,500.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5287
APPLICANT:	INDOOR ENTERTAINMENT
PARCEL NO.:	2013900092
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$357,361.00
APPLICANT'S OPINION:	$147,015.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1383
APPLICANT:	SEDGWICK LLP
PARCEL NO.:	2013210427
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,251,781.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2940
APPLICANT:	BROWN, PATRICK
PARCEL NO.:	3589 083
PARCEL ADDRESS:	3470 19TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,807,160.00
APPLICANT'S OPINION:	$550,500.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, July 16, 2014, at 1:35 p.m.

Present: Mervin Conlan, Richard Lee and Yosef Tahbazof

Quorum present

Chairperson: Richard Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2012 and 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3822	Patrick Brown	Verbal Stipulation Approved
2013-2940	Patrick Brown	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3487	Wildcats Owners, LLC	Withdrawn
2012-3696	Golden Gate Endoscopy Center	Withdrawn
2012-3826	Sedgwick LLP	Postponed
2012-3827	Sedgwick LLP	Withdrawn
2012-4151	Autodesk, Inc.	Postponed
2012-4281	Harold Kaufman	Postponed
2012-4293	Robert Padilla	Postponed
2012-4311	Hui Chang	Postponed
2012-4312	Patrick Brooker	Postponed
2012-5285	Indoor Entertainment	Postponed
2012-5286	Indoor Entertainment	Postponed
2012-5287	Indoor Entertainment	Postponed
2013-1383	Sedgwick LLP	Postponed

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There being no further business, the Board, at the hour of 2:10 p.m., recessed to reconvene Monday, July 21, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, July 24, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, July 17, 2014
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2103
APPLICANT:	VAN OSTRAND, SONIA
PARCEL NO.:	0156 006
PARCEL ADDRESS:	1615 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,793,446.00
APPLICANT'S OPINION:	$1,076,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2692
APPLICANT:	SELBY, ISABELLE
PARCEL NO.:	0535 004E
PARCEL ADDRESS:	2326 - 2328 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,843,016.00
APPLICANT'S OPINION:	$1,106,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3443
APPLICANT:	GOKEL CORP
PARCEL NO.:	0673 008
PARCEL ADDRESS:	1590 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,571,099.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3845
APPLICANT:	BORNO, SAM
PARCEL NO.:	0127 100
PARCEL ADDRESS:	0999 GREEN ST, 2402
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,200,000.00
APPLICANT'S OPINION:	$1,308,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3846
APPLICANT:	VAN OSTRAND, SONIA
PARCEL NO.:	0156 006
PARCEL ADDRESS:	1615 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,829,312.00
APPLICANT'S OPINION:	$1,098,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3847
APPLICANT:	MAH, BING HONG & JEAN B. TRS.
PARCEL NO.:	0183 007
PARCEL ADDRESS:	1200 - 1220 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,137,687.00
APPLICANT'S OPINION:	$1,283,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3848
APPLICANT:	LIU, BENJAMIN
PARCEL NO.:	0248 021
PARCEL ADDRESS:	1487 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,428,707.00
APPLICANT'S OPINION:	$1,458,048.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3849
APPLICANT:	KARDOSH, MOUNIR
PARCEL NO.:	0256 011
PARCEL ADDRESS:	0762 - 0772 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,361,511.00
APPLICANT'S OPINION:	$817,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3850
APPLICANT:	FARD, ABBAS
PARCEL NO.:	0298 014
PARCEL ADDRESS:	0700 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,468,391.00
APPLICANT'S OPINION:	$881,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3853
APPLICANT:	CROCE, FABIO
PARCEL NO.:	0462A001
PARCEL ADDRESS:	0095 CERVANTES BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,381,724.00
APPLICANT'S OPINION:	$2,030,418.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3856
APPLICANT:	LOCHNER, SARAH
PARCEL NO.:	0527 021A
PARCEL ADDRESS:	1551 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,035,875.00
APPLICANT'S OPINION:	$1,822,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3899
APPLICANT:	MUROLO FAMILY TRUST
PARCEL NO.:	0531 015
PARCEL ADDRESS:	3010 BUCHANAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,444,816.00
APPLICANT'S OPINION:	$1,469,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3900
APPLICANT:	TRI-BROS INVESTMENTS
PARCEL NO.:	0532 030
PARCEL ADDRESS:	2000 - 2020 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,979,452.00
APPLICANT'S OPINION:	$1,187,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3902
APPLICANT:	BPBH LIMITED PARTNERSHIP
PARCEL NO.:	0542 040
PARCEL ADDRESS:	1950 - 1960 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,175,088.00
APPLICANT'S OPINION:	$2,505,240.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3903
APPLICANT:	CHADHA, DILMOHAN
PARCEL NO.:	0604 022
PARCEL ADDRESS:	2312 - 2314 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,939,635.00
APPLICANT'S OPINION:	$2,364,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3905
APPLICANT:	1430 VAN NESS PARTNERS
PARCEL NO.:	0667 011
PARCEL ADDRESS:	1480 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,920,865.00
APPLICANT'S OPINION:	$4,152,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3906
APPLICANT:	PATEL FAMILY TRUST
PARCEL NO.:	0718 005
PARCEL ADDRESS:	0825 POLK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,245,998.00
APPLICANT'S OPINION:	$1,348,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0998
APPLICANT:	GOKEL CORP
PARCEL NO.:	0673 008
PARCEL ADDRESS:	1590 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,622,520.00
APPLICANT'S OPINION:	$1,573,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1563
APPLICANT:	BORNO, SAM
PARCEL NO.:	0127 100
PARCEL ADDRESS:	0999 GREEN ST, 2402
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,829,000.00
APPLICANT'S OPINION:	$1,097,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1752
APPLICANT:	BPBH LIMITED PARTNERSHIP
PARCEL NO.:	0542 040
PARCEL ADDRESS:	1950 - 1960 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,258,584.00
APPLICANT'S OPINION:	$2,555,240.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1962
APPLICANT:	LIU, BENJAMIN
PARCEL NO.:	0248 021
PARCEL ADDRESS:	1487 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,477,239.00
APPLICANT'S OPINION:	$1,487,048.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1973
APPLICANT:	1430 VAN NESS PARTNERS
PARCEL NO.:	0667 011
PARCEL ADDRESS:	1480 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,059,281.00
APPLICANT'S OPINION:	$4,236,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, July 17, 2014, at 9:40 a.m.

Present: Jeffrey Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2012 roll year being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-3856	Sarah Lochner	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2103	Sonia Van Ostrand	Withdrawn
2012-2692	Isabelle Selby	Withdrawn
2012-3443	Gokel Corp	Withdrawn
2012-3845	Sam Borno	Withdrawn
2012-3846	Sonia Van Ostrand	Withdrawn
2012-3847	Bing Hong Mah	Withdrawn
2012-3848	Benjamin Liu	Postponed
2012-3849	Mounier Kardosh	Withdrawn
2012-3850	Abbas Fard	Withdrawn
2012-3853	Fabio Croce	Withdrawn
2012-3899	Murolo Family Trust	Withdrawn
2012-3900	Tri-Bros Investments	Withdrawn
2012-3902	BPBH Limited Partnership	Withdrawn
2012-3903	Dilmohan Chadha	Postponed
2012-3905	1430 Van Ness Partners	Withdrawn
2012-3906	Patel Family Trust	Withdrawn
2013-0998	Gokel Corp	Withdrawn
2013-1563	Sam Borno	Withdrawn

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Appeal No.	Name	Disposition (continued)
2013-1752	BPBH Limited Partnership	Withdrawn
2013-1962	Benjamin Liu	Postponed
2013-1973	1430 Van Ness Partners	Withdrawn

There being no further business, the Board, at the hour of 9:55 a.m., recessed to reconvene Friday, July 18, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on July 18, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, July 18, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4999
APPLICANT:	ROSCOM, JULES
PARCEL NO.:	0136 004A
PARCEL ADDRESS:	0940 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,533,885.00
APPLICANT'S OPINION:	$2,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5002
APPLICANT:	YEE, HARRY
PARCEL NO.:	0606 008
PARCEL ADDRESS:	2504 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,697,856.00
APPLICANT'S OPINION:	$1,382,288.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5004
APPLICANT:	YEE, HARRY
PARCEL NO.:	0606 008
PARCEL ADDRESS:	2504 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,686,130.00
APPLICANT'S OPINION:	$1,371,960.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5022
APPLICANT:	CASEY, DENIS
PARCEL NO.:	0129 031
PARCEL ADDRESS:	0735 - 0743 GREEN ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$352,300.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5023
APPLICANT:	CASEY, DENIS
PARCEL NO.:	0129 031
PARCEL ADDRESS:	0735 - 0743 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,706,582.00
APPLICANT'S OPINION:	$1,908,045.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5028
APPLICANT:	CHIAO, DIANA
PARCEL NO.:	0649 014
PARCEL ADDRESS:	1991 CALIFORNIA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,000,000.00
APPLICANT'S OPINION:	$2,631,869.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5048
APPLICANT:	ROSCOM, JULES
PARCEL NO.:	0136 004A
PARCEL ADDRESS:	0940 BATTERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,500,000.00
APPLICANT'S OPINION:	$2,900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5053
APPLICANT:	CASEY, MARGARET
PARCEL NO.:	2012980007
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$244,800.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5088
APPLICANT:	KOBAYASHI, DIONE
PARCEL NO.:	3729 079
PARCEL ADDRESS:	0223 - 0225 9TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,073,146.00
APPLICANT'S OPINION:	$1,004,157.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5089
APPLICANT:	KOBAYASHI, DIONE
PARCEL NO.:	3729 079
PARCEL ADDRESS:	0223 - 0225 9TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,094,604.00
APPLICANT'S OPINION:	$1,024,237.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5103
APPLICANT:	FRANCIS, MARK
PARCEL NO.:	0655 012
PARCEL ADDRESS:	2424 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$964,755.00
APPLICANT'S OPINION:	$825,642.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5121
APPLICANT:	LINSUN, LLC
PARCEL NO.:	1482 011
PARCEL ADDRESS:	0348 POINT LOBOS AVE,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Penalty - LEOP
ROLL TYPE:	ESCAPE

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, July 18, 2014, at 9:30 a.m.

Present: Edward Campaña, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2012 roll year being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-5053	Margaret Casey	Submitted

At the hour of 10:22 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:40 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-5053	Margaret Casey	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4999	Jules Roscom	Withdrawn
2012-5002	Harry Yee	Withdrawn
2012-5004	Harry Yee	Withdrawn
2012-5022	Denis Casey	Postponed
2012-5023	Denis Casey	Postponed
2012-5028	Diana Chiao	Withdrawn
2012-5048	Jules Roscom	Withdrawn
2012-5088	Dione Kobayashi	Postponed
2012-5089	Dione Kobayashi	Postponed
2012-5103	Mark Francis	Postponed
2012-5121	Linsun, LLC	Postponed

There being no further business, the Board, at the hour of 10:43 a.m., recessed to reconvene Monday, July 21, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on July 21, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 21, 2014
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1559
APPLICANT:	PEGGY FIELD FAMILY LP
PARCEL NO.:	3794 022
PARCEL ADDRESS:	0135 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,067,191.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1562
APPLICANT:	PEGGY FIELD FAMILY LP
PARCEL NO.:	3794 022
PARCEL ADDRESS:	0135 TOWNSEND ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,868,556.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3991
APPLICANT:	FILBERT LANDING ASSOCIATES
PARCEL NO.:	0106 001
PARCEL ADDRESS:	0201 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,984,296.00
APPLICANT'S OPINION:	$2,995,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5398
APPLICANT:	PEGGY FIELD FAMILY LP
PARCEL NO.:	3794 022
PARCEL ADDRESS:	0135 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,025,926.00
APPLICANT'S OPINION:	$3,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5423
APPLICANT:	20 COSMO PLACE, LLC
PARCEL NO.:	0298 033
PARCEL ADDRESS:	0020 COSMO PL,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,517,070.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3171
APPLICANT:	APIC HOTEL VERTIGO LLC
PARCEL NO.:	0280 009
PARCEL ADDRESS:	0940 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,986,854.00
APPLICANT'S OPINION:	$9,740,132.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3574
APPLICANT:	FILBERT LANDING ASSOCIATES
PARCEL NO.:	0106 001
PARCEL ADDRESS:	0201 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,183,981.00
APPLICANT'S OPINION:	$3,055,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4219
APPLICANT:	PEGGY FIELD FAMILY LP
PARCEL NO.:	3794 022
PARCEL ADDRESS:	0135 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,228,531.00
APPLICANT'S OPINION:	$4,400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, July 21, 2014, at 9:45 a.m.

Present: Diane Robinson, Eugene Valla and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1559	Peggy Field Family LP	Verbal Stipulation Approved
2011-1562	Peggy Field Family LP	Verbal Stipulation Approved
2011-5398	Peggy Field Family LP	Verbal Stipulation Approved
2012-4219	Peggy Field Family LP	Withdrawn at Hearing

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3991	Filbert Landing Associates	Withdrawn
2011-5423	20 Cosmo Place, LLC	Postponed
2012-3171	APIC Hotel Vertigo LLC	Postponed
2012-3574	Filbert Landing Associates	Withdrawn

There being no further business, the Board, at the hour of 10:30 a.m., recessed to reconvene Tuesday, July 22, 2014, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on July 22, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, July 21, 2014
1:30 PM

The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4333
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	1749 007
PARCEL ADDRESS:	1233 ARGUELLO BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,975,020.00
APPLICANT'S OPINION:	$1,754,800.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4334
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	1025 013
PARCEL ADDRESS:	2840 - 2844 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,987,720.00
APPLICANT'S OPINION:	$1,200,800.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4337
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 036
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$358,259.00
APPLICANT'S OPINION:	$230,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4338
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 037
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$343,801.00
APPLICANT'S OPINION:	$230,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4339
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	1177 025
PARCEL ADDRESS:	0644 - 0668 LYON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,799,986.00
APPLICANT'S OPINION:	$3,120,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4342
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 038
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$235,087.00
APPLICANT'S OPINION:	$130,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4343
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	3507 042
PARCEL ADDRESS:	SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,869,456.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4346
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 039
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$330,412.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4893
APPLICANT:	TISA, BENEDICT
PARCEL NO.:	2012960013
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$220,526.00
APPLICANT'S OPINION:	$171,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4894
APPLICANT:	TISA, BENEDICT
PARCEL NO.:	2012960012
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$220,526.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5014
APPLICANT:	BLOCKBUSTER, LLC
PARCEL NO.:	2012990331
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$189,782.00
APPLICANT'S OPINION:	$20,047.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5016
APPLICANT:	WISCOMB, ADAM
PARCEL NO.:	2012990534
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$8,000.00
APPLICANT'S OPINION:	$1,490.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5387
APPLICANT:	EQUINOX PINE STREET, INC.
PARCEL NO.:	2013900467
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$755,411.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5388
APPLICANT:	EQUINOX PINE STREET, INC.
PARCEL NO.:	2013900466
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$723,056.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, July 21, 2014, at 1:30 p.m.

Present: Ed Campaña, Mervin Conlan and Diana Daniel

Quorum present

Chairperson Ed Campaña, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-4343	Paul Sussman	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-5014	Blockbuster, LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4333	Raul Appiaza	Withdrawn
2012-4334	Raul Appiaza	Withdrawn
2012-4337	Raul Appiaza	Withdrawn
2012-4338	Raul Appiaza	Withdrawn
2012-4339	Raul Appiaza	Withdrawn
2012-4342	Raul Appiaza	Withdrawn
2012-4346	Raul Appiaza	Withdrawn
2012-4893	Benedict Tisa	Withdrawn
2012-4894	Benedict Tisa	Withdrawn
2012-5016	Adam Wiscomb	Withdrawn
2012-5387	Equinox Pine Street, Inc.	Postponed
2012-5388	Equinox Pine Street, Inc.	Postponed

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There being no further business, the Board, at the hour of 2:02 p.m., recessed to reconvene Thursday, July 24, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 4, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 22, 2014
1:30 PM

The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0050
APPLICANT:	IANTORNO, SERGIO
PARCEL NO.:	3731 021
PARCEL ADDRESS:	1052 - 1058 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,903,992.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4616
APPLICANT:	CARTWRIGHT HOTEL CO LLC
PARCEL NO.:	0284 006
PARCEL ADDRESS:	0524 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,611,670.00
APPLICANT'S OPINION:	$9,507,548.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5580
APPLICANT:	HEYE, KELLEY
PARCEL NO.:	0504 003A
PARCEL ADDRESS:	2926 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,500,000.00
APPLICANT'S OPINION:	$422,644.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5581
APPLICANT:	HEYE, KELLEY
PARCEL NO.:	0504 003A
PARCEL ADDRESS:	2926 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,496,445.00
APPLICANT'S OPINION:	$421,643.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5582
APPLICANT:	HEYE, KELLEY
PARCEL NO.:	0504 003A
PARCEL ADDRESS:	2926 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,507,712.00
APPLICANT'S OPINION:	$430,075.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5647
APPLICANT:	FILLMORE STREET APARTMENTS
PARCEL NO.:	0467A011
PARCEL ADDRESS:	3535 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,514,274.00
APPLICANT'S OPINION:	$3,197,716.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5648
APPLICANT:	FILLMORE STREET APARTMENTS
PARCEL NO.:	0467A011
PARCEL ADDRESS:	3535 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,548,266.00
APPLICANT'S OPINION:	$3,221,782.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6136
APPLICANT:	VIGO, JOHN
PARCEL NO.:	0520 005
PARCEL ADDRESS:	1708 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,249,500.00
APPLICANT'S OPINION:	$429,375.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6137
APPLICANT:	VIGO, JOHN
PARCEL NO.:	0520 005
PARCEL ADDRESS:	1708 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,274,490.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6138
APPLICANT:	VIGO, JOHN
PARCEL NO.:	0520 005
PARCEL ADDRESS:	1708 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,299,975.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6139
APPLICANT:	VIGO, JOHN
PARCEL NO.:	0520 005
PARCEL ADDRESS:	1708 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,296,891.00
APPLICANT'S OPINION:	$515,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6140
APPLICANT:	VIGO, JOHN
PARCEL NO.:	0520 003
PARCEL ADDRESS:	2835 - 2837 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,007,920.00
APPLICANT'S OPINION:	$562,500.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6141
APPLICANT:	VIGO, JOHN
PARCEL NO.:	0520 003
PARCEL ADDRESS:	2835 - 2837 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,028,073.00
APPLICANT'S OPINION:	$580,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6142
APPLICANT:	VIGO, JOHN
PARCEL NO.:	0520 003
PARCEL ADDRESS:	2835 - 2837 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,048,628.00
APPLICANT'S OPINION:	$580,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6143
APPLICANT:	VIGO, JOHN
PARCEL NO.:	0520 003
PARCEL ADDRESS:	2835 - 2837 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,046,136.00
APPLICANT'S OPINION:	$615,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6144
APPLICANT:	VIGO, JOHN
PARCEL NO.:	0520 004
PARCEL ADDRESS:	1700 - 1704 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,499,400.00
APPLICANT'S OPINION:	$781,200.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6145
APPLICANT:	VIGO, JOHN
PARCEL NO.:	0520 004
PARCEL ADDRESS:	1700 - 1704 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,529,385.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6146
APPLICANT:	VIGO, JOHN
PARCEL NO.:	0520 004
PARCEL ADDRESS:	1700 - 1704 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,559,970.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6147
APPLICANT:	VIGO, JOHN
PARCEL NO.:	0520 004
PARCEL ADDRESS:	1700 - 1704 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,556,271.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3832
APPLICANT:	LARKSPUR HOTELS, LLC
PARCEL NO.:	0284 006
PARCEL ADDRESS:	0524 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,674,822.00
APPLICANT'S OPINION:	$9,341,519.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

22) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4576
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022A
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

23) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4580
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022B
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

24) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4582
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022C
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

25) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4584
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022D
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

26) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4587
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022E
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

27) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4588
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022F
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

28) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4590
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022G
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

29) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4592
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022H
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

30) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4593
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022I
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

31) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4595
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022J
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

32) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4596
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023A
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

33) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4597
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023B
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

34) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4598
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023C
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

35) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4599
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023D
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

36) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4600
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023E
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

37) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4601
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023F
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

38) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4602
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023G
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

39) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4603
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023H
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

40) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4605
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023I
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

41) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4606
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023J
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

42) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4607
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030A
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

43) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4608
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030B
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

44) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4609
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030C
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

45) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4610
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030D
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

46) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4611
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030E
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

47) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4613
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030F
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

48) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4614
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030G
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

49) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4616
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030H
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

50) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4617
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030I
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

51) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4618
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030J
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

52) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4620
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031A
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

53) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4621
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031B
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

54) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4623
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031C
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

55) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4624
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031D
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

56) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4625
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031E
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

57) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4627
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031F
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

58) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4628
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031G
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

59) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4630
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031H
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

60) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4631
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031I
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

61) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4633
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031J
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

62) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4638
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034A
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

63) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4640
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034B
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

64) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4641
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034C
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

65) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4642
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034D
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

66) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4643
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034E
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

67) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4644
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034F
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

68) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4645
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034G
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

69) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4646
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034H
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

70) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4647
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034I
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

71) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4648
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034J
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

72) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4649
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039A
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

73) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4650
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039B
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

74) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4651
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039C
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

75) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4652
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039D
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

76) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4653
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039E
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

77) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4654
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039F
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

78) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4655
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039G
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

79) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4656
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039H
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

80) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4657
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039I
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

81) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4658
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039J
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

82) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4660
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040A
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

83) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4661
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040B
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

84) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4662
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040C
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

85) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4663
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040D
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

86) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4664
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040E
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

87) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4666
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040F
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

88) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4667
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040G
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

89) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4669
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040H
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

90) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4670
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040I
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

91) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4672
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040J
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

92) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4674
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048A
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

93) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4676
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048B
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

94) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4677
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048C
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

95) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4678
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048D
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

96) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4679
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048E
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

97) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4680
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048F
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

98) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4681
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048G
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

99) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4682
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048H
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

100) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4683
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048I
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

101) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4684
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048J
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

102) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4687
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050A
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

103) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4689
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050B
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

104) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4690
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050C
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

105) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4691
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050D
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

106) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4692
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050E
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

107) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4694
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050F
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

108) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4696
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050G
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

109) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4698
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050H
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

110) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4700
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050I
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

111) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4701
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050J
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

112) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4718
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054A
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

113) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4719
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054B
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

114) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4720
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054C
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

115) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4721
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054D
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

116) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4722
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054E
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

117) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4723
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054F
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

118) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4724
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054G
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

119) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4725
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054H
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

120) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4726
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054I
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

121) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4727
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054J
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

122) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4728
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055A
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

123) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4729
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055B
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

116) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4722
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054E
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

117) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4723
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054F
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

118) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4724
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054G
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

119) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4725
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054H
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

120) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4726
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054I
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

121) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4727
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054J
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

122) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4728
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055A
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

123) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4729
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055B
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

124) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4730
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055C
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

125) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4731
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055D
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

126) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4733
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055F
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

127) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4734
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055G
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

128) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4735
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055H
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

129) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4736
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055I
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

130) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4737
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055J
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

131) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4738
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056A
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

132) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4739
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056B
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

133) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4740
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056C
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

134) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4741
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056D
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

135) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4742
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056E
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

136) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4743
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056F
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

137) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4744
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056G
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

138) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4745
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056H
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

139) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4746
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056I
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

140) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4747
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056J
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,930.00
APPLICANT'S OPINION:	$124,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

141) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1208
APPLICANT:	FEDERAL RESERVE BANK OF SF
PARCEL NO.:	3712 025
PARCEL ADDRESS:	0101 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$210,337,619.00
APPLICANT'S OPINION:	$188,323,330.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 22, 2014, at 1:30 p.m.

Present: Jeff Morris, Joseph Tham and Mark Watts

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-0050	Sergio Iantorno	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll having not been present for hearing, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-1208	Federal Reserve Bank of SF	Written Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4616	Cartwright Hotel Co LLC	Postponed
2011-5580	Kelley Heye	Postponed
2011-5581	Kelley Heye	Postponed
2011-5582	Kelley Heye	Postponed
2011-5647	Fillmore Street Apartments	Postponed
2011-5648	Fillmore Street Apartments	Postponed
2011-6136	John Vigo	Postponed
2011-6137	John Vigo	Postponed
2011-6138	John Vigo	Postponed
2011-6139	John Vigo	Postponed
2011-6140	John Vigo	Postponed
2011-6141	John Vigo	Postponed
2011-6142	John Vigo	Postponed
2011-6143	John Vigo	Postponed
2011-6144	John Vigo	Postponed
2011-6145	John Vigo	Postponed
2011-6146	John Vigo	Postponed

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Appeal No.	Name	Disposition
2011-6147	John Vigo	Postponed
2012-3832	Larkspur Hotels, LLC	Postponed
2012-4576	CA SF Chocolate Square LLC	Withdrawn
2012-4580	CA SF Chocolate Square LLC	Withdrawn
2012-4582	CA SF Chocolate Square LLC	Withdrawn
2012-4584	CA SF Chocolate Square LLC	Withdrawn
2012-4587	CA SF Chocolate Square LLC	Withdrawn
2012-4588	CA SF Chocolate Square LLC	Withdrawn
2012-4590	CA SF Chocolate Square LLC	Withdrawn
2012-4592	CA SF Chocolate Square LLC	Withdrawn
2012-4593	CA SF Chocolate Square LLC	Withdrawn
2012-4595	CA SF Chocolate Square LLC	Withdrawn
2012-4596	CA SF Chocolate Square LLC	Withdrawn
2012-4597	CA SF Chocolate Square LLC	Withdrawn
2012-4598	CA SF Chocolate Square LLC	Withdrawn
2012-4599	CA SF Chocolate Square LLC	Withdrawn
2012-4600	CA SF Chocolate Square LLC	Withdrawn
2012-4601	CA SF Chocolate Square LLC	Withdrawn
2012-4602	CA SF Chocolate Square LLC	Withdrawn
2012-4603	CA SF Chocolate Square LLC	Withdrawn
2012-4605	CA SF Chocolate Square LLC	Withdrawn
2012-4606	CA SF Chocolate Square LLC	Withdrawn
2012-4607	CA SF Chocolate Square LLC	Withdrawn
2012-4608	CA SF Chocolate Square LLC	Withdrawn
2012-4609	CA SF Chocolate Square LLC	Withdrawn
2012-4610	CA SF Chocolate Square LLC	Withdrawn
2012-4611	CA SF Chocolate Square LLC	Withdrawn
2012-4613	CA SF Chocolate Square LLC	Withdrawn
2012-4614	CA SF Chocolate Square LLC	Withdrawn
2012-4616	CA SF Chocolate Square LLC	Withdrawn
2012-4617	CA SF Chocolate Square LLC	Withdrawn
2012-4618	CA SF Chocolate Square LLC	Withdrawn
2012-4620	CA SF Chocolate Square LLC	Withdrawn
2012-4621	CA SF Chocolate Square LLC	Withdrawn
2012-4623	CA SF Chocolate Square LLC	Withdrawn
2012-4624	CA SF Chocolate Square LLC	Withdrawn
2012-4625	CA SF Chocolate Square LLC	Withdrawn
2012-4627	CA SF Chocolate Square LLC	Withdrawn
2012-4628	CA SF Chocolate Square LLC	Withdrawn
2012-4630	CA SF Chocolate Square LLC	Withdrawn
2012-4631	CA SF Chocolate Square LLC	Withdrawn
2012-4633	CA SF Chocolate Square LLC	Withdrawn
2012-4638	CA SF Chocolate Square LLC	Withdrawn
2012-4640	CA SF Chocolate Square LLC	Withdrawn

Appeal No.	Name	Disposition
2012-4641	CA SF Chocolate Square LLC	Withdrawn
2012-4642	CA SF Chocolate Square LLC	Withdrawn
2012-4643	CA SF Chocolate Square LLC	Withdrawn
2012-4644	CA SF Chocolate Square LLC	Withdrawn
2012-4645	CA SF Chocolate Square LLC	Withdrawn
2012-4646	CA SF Chocolate Square LLC	Withdrawn
2012-4647	CA SF Chocolate Square LLC	Withdrawn
2012-4648	CA SF Chocolate Square LLC	Withdrawn
2012-4649	CA SF Chocolate Square LLC	Withdrawn
2012-4650	CA SF Chocolate Square LLC	Withdrawn
2012-4651	CA SF Chocolate Square LLC	Withdrawn
2012-4652	CA SF Chocolate Square LLC	Withdrawn
2012-4653	CA SF Chocolate Square LLC	Withdrawn
2012-4654	CA SF Chocolate Square LLC	Withdrawn
2012-4655	CA SF Chocolate Square LLC	Withdrawn
2012-4656	CA SF Chocolate Square LLC	Withdrawn
2012-4657	CA SF Chocolate Square LLC	Withdrawn
2012-4658	CA SF Chocolate Square LLC	Withdrawn
2012-4660	CA SF Chocolate Square LLC	Withdrawn
2012-4661	CA SF Chocolate Square LLC	Withdrawn
2012-4662	CA SF Chocolate Square LLC	Withdrawn
2012-4663	CA SF Chocolate Square LLC	Withdrawn
2012-4664	CA SF Chocolate Square LLC	Withdrawn
2012-4666	CA SF Chocolate Square LLC	Withdrawn
2012-4667	CA SF Chocolate Square LLC	Withdrawn
2012-4669	CA SF Chocolate Square LLC	Withdrawn
2012-4670	CA SF Chocolate Square LLC	Withdrawn
2012-4672	CA SF Chocolate Square LLC	Withdrawn
2012-4674	CA SF Chocolate Square LLC	Withdrawn
2012-4676	CA SF Chocolate Square LLC	Withdrawn
2012-4677	CA SF Chocolate Square LLC	Withdrawn
2012-4678	CA SF Chocolate Square LLC	Withdrawn
2012-4679	CA SF Chocolate Square LLC	Withdrawn
2012-4680	CA SF Chocolate Square LLC	Withdrawn
2012-4681	CA SF Chocolate Square LLC	Withdrawn
2012-4682	CA SF Chocolate Square LLC	Withdrawn
2012-4683	CA SF Chocolate Square LLC	Withdrawn
2012-4684	CA SF Chocolate Square LLC	Withdrawn
2012-4687	CA SF Chocolate Square LLC	Withdrawn
2012-4689	CA SF Chocolate Square LLC	Withdrawn
2012-4690	CA SF Chocolate Square LLC	Withdrawn
2012-4691	CA SF Chocolate Square LLC	Withdrawn
2012-4692	CA SF Chocolate Square LLC	Withdrawn
2012-4694	CA SF Chocolate Square LLC	Withdrawn
2012-4696	CA SF Chocolate Square LLC	Withdrawn

Appeal No.	Name	Disposition
2012-4698	CA SF Chocolate Square LLC	Withdrawn
2012-4700	CA SF Chocolate Square LLC	Withdrawn
2012-4701	CA SF Chocolate Square LLC	Withdrawn
2012-4718	CA SF Chocolate Square LLC	Withdrawn
2012-4719	CA SF Chocolate Square LLC	Withdrawn
2012-4720	CA SF Chocolate Square LLC	Withdrawn
2012-4721	CA SF Chocolate Square LLC	Withdrawn
2012-4722	CA SF Chocolate Square LLC	Withdrawn
2012-4723	CA SF Chocolate Square LLC	Withdrawn
2012-4724	CA SF Chocolate Square LLC	Withdrawn
2012-4725	CA SF Chocolate Square LLC	Withdrawn
2012-4726	CA SF Chocolate Square LLC	Withdrawn
2012-4727	CA SF Chocolate Square LLC	Withdrawn
2012-4728	CA SF Chocolate Square LLC	Withdrawn
2012-4729	CA SF Chocolate Square LLC	Withdrawn
2012-4730	CA SF Chocolate Square LLC	Withdrawn
2012-4731	CA SF Chocolate Square LLC	Withdrawn
2012-4733	CA SF Chocolate Square LLC	Withdrawn
2012-4734	CA SF Chocolate Square LLC	Withdrawn
2012-4735	CA SF Chocolate Square LLC	Withdrawn
2012-4736	CA SF Chocolate Square LLC	Withdrawn
2012-4737	CA SF Chocolate Square LLC	Withdrawn
2012-4738	CA SF Chocolate Square LLC	Withdrawn
2012-4739	CA SF Chocolate Square LLC	Withdrawn
2012-4740	CA SF Chocolate Square LLC	Withdrawn
2012-4741	CA SF Chocolate Square LLC	Withdrawn
2012-4742	CA SF Chocolate Square LLC	Withdrawn
2012-4743	CA SF Chocolate Square LLC	Withdrawn
2012-4744	CA SF Chocolate Square LLC	Withdrawn
2012-4745	CA SF Chocolate Square LLC	Withdrawn
2012-4746	CA SF Chocolate Square LLC	Withdrawn
2012-4747	CA SF Chocolate Square LLC	Withdrawn

There being no further business, the Board, at the hour of 2:48 p.m., recessed to reconvene Monday, July 28, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on July 28, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, July 23, 2014
9:30 AM (ALL DAY)

The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4510
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 - 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$48,002,389.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5246
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 - 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,940,000.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1440
APPLICANT:	TR 601 CALIFORNIA CORP
PARCEL NO.:	0258 032
PARCEL ADDRESS:	0601 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$71,100,678.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4385
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 - 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$48,462,868.00
APPLICANT'S OPINION:	$28,576,355.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5152
APPLICANT:	LEXINGTON LION SF
PARCEL NO.:	3957 003
PARCEL ADDRESS:	1950 - 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,253,266.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2604
APPLICANT:	TR 601 CALIFORNIA CORP
PARCEL NO.:	0258 032
PARCEL ADDRESS:	0601 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$72,522,690.00
APPLICANT'S OPINION:	$55,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2949
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0285 021
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$48,067,066.00
APPLICANT'S OPINION:	$24,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2950
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2012202634
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$49,999,335.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3148
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 - 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,490,716.00
APPLICANT'S OPINION:	$28,640,473.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3182
APPLICANT:	MACY'S RETAIL HOLDINGS, INC.
PARCEL NO.:	7295 004
PARCEL ADDRESS:	3251 - 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$51,214,290.00
APPLICANT'S OPINION:	$23,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3448
APPLICANT:	SIC 501 SECOND STREET LLC
PARCEL NO.:	3774 067
PARCEL ADDRESS:	0501 - 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$64,191,889.00
APPLICANT'S OPINION:	$19,256,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3562
APPLICANT:	TS 222 SECOND ST LP
PARCEL NO.:	3735 063
PARCEL ADDRESS:	0222 - 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,999,919.00
APPLICANT'S OPINION:	$14,400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3577
APPLICANT:	ARDEN REALTY LP
PARCEL NO.:	0167 063
PARCEL ADDRESS:	0075 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$55,424,741.00
APPLICANT'S OPINION:	$27,321,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3578
APPLICANT:	ARDEN REALTY LP
PARCEL NO.:	0168 057
PARCEL ADDRESS:	0057 THE EMBARCADERO ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$50,509,716.00
APPLICANT'S OPINION:	$24,898,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3579
APPLICANT:	ARDEN REALTY LP
PARCEL NO.:	0171 068
PARCEL ADDRESS:	0001 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$52,287,492.00
APPLICANT'S OPINION:	$25,774,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3759
APPLICANT:	ABF JOINT VENTURE
PARCEL NO.:	2012205459
PARCEL ADDRESS:	YERBA BUENA ISLAND ,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$49,288,894.00
APPLICANT'S OPINION:	$21,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4013
APPLICANT:	LEXINGTON LION SF
PARCEL NO.:	3957 003
PARCEL ADDRESS:	1950 - 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$40,038,330.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, July 24, 2014, at 9:30 a.m.

Present: Diana Daniel, Richard Lee and Louisa Mendoza

Quorum present

Chairperson: Richard Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-1393	3448 Balboa Development, LLC	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-4149	Clear Channel Communication	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4301	John Wai	Withdrawn
2012-4302	John Wai	Withdrawn
2012-4715	Chris Mak	Withdrawn
2012-4716	Chris Mak	Withdrawn
2012-5338	WSF MTGL8 LLC	Withdrawn
2012-5393	3448 Balboa Development, LLC	Postponed
2012-5423	Xerox Corporation	Withdrawn
2012-5471	SEB Immobilien-Investment GM	Postponed
2012-5472	SEB Immobilien-Investment GM	Postponed
2012-5503	Brendan Unlacke	Withdrawn
2013-1097	3448 Balboa Development, LLC	Postponed

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There being no further business, the Board, at the hour of 10:05 a.m., recessed to reconvene Wednesday, July 30, 2014, at 9:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 4, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 28, 2014
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6624
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$128,203,558.00
APPLICANT'S OPINION:	$64,100,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6625
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$128,612,628.00
APPLICANT'S OPINION:	$64,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6626
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$131,184,880.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6627
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,808,577.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

Hearing, discussion, and possible action involving:

APPLICATION:	2010-1283
APPLICANT:	NEIMAN MARCUS GROUP INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 0150 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$204,495,745.00
APPLICANT'S OPINION:	$100,152,200.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

Hearing, discussion, and possible action involving:

APPLICATION:	2010-1520
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,491,448.00
APPLICANT'S OPINION:	$66,745,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

Hearing, discussion, and possible action involving:

APPLICATION:	2010-5316
APPLICANT:	THOR 760M LLC
PARCEL NO.:	0328 001
PARCEL ADDRESS:	0760 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$130,000,000.00
APPLICANT'S OPINION:	$38,996,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6625
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$128,612,628.00
APPLICANT'S OPINION:	$64,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6626
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$131,184,880.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6627
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,808,577.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1283
APPLICANT:	NEIMAN MARCUS GROUP INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 0150 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$204,495,745.00
APPLICANT'S OPINION:	$100,152,200.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1520
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,491,448.00
APPLICANT'S OPINION:	$66,745,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5316
APPLICANT:	THOR 760M LLC
PARCEL NO.:	0328 001
PARCEL ADDRESS:	0760 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$130,000,000.00
APPLICANT'S OPINION:	$38,996,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5447
APPLICANT:	THOR 760M LLC
PARCEL NO.:	0328 001
PARCEL ADDRESS:	0760 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$130,000,000.00
APPLICANT'S OPINION:	$38,996,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2916
APPLICANT:	NEIMAN MARCUS GROUP INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 0150 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$205,377,432.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3831
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$134,496,636.00
APPLICANT'S OPINION:	$67,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3926
APPLICANT:	THOR 760M LLC
PARCEL NO.:	0328 001
PARCEL ADDRESS:	0760 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$130,668,479.00
APPLICANT'S OPINION:	$39,197,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2343
APPLICANT:	THOR 760 M LLC
PARCEL NO.:	0328 001
PARCEL ADDRESS:	0760 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,281,848.00
APPLICANT'S OPINION:	$99,961,386.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, July 28, 2014, at 9:30 a.m.

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Present: Jeff Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2006 and 2007 supplemental roll year being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
7/28/14

Appeal No.	Name	Disposition
2009-6624	Glenborough One Post LLC	Verbal Stipulation Approved
2009-6625	Glenborough One Post LLC	Withdrawn at Hearing

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6626	Glenborough One Post LLC	Postponed
2009-6627	Glenborough One Post LLC	Postponed
2010-1283	Neiman Marcus Group, Inc.	Postponed
2010-1520	Glenborough One Post LLC	Postponed
2010-5316	Thor 760M LLC	Withdrawn
2010-5447	Thor 760M LLC	Withdrawn
2011-2916	Neiman Marcus Group, Inc.	Postponed
2011-3831	Glenborough One Post LLC	Postponed
2011-3926	Thor 760M LLC	Withdrawn
2012-2343	Thor 760M LLC	Withdrawn

There being no further business, the Board, at the hour of 10:06 a.m., recessed to reconvene Wednesday, July 30, 2014, at 1:30 p.m.

Dawn Duran

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on August 6, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 30, 2014
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5685
APPLICANT:	CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO.:	2009204664
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,537,351.00
APPLICANT'S OPINION:	$3,390,482.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

DATE POSTED
JUL 22 2014
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5686
APPLICANT:	CBS OUTDOOR, INC.
PARCEL NO.:	2009200691
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,939,540.00
APPLICANT'S OPINION:	$1,608,185.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4585
APPLICANT:	CBS OUTDOOR, INC.
PARCEL NO.:	2010200645
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,709,368.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4586
APPLICANT:	CLEAR CHANNEL BROADCASTING INC.
PARCEL NO.:	2010203909
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$14,088,007.00
APPLICANT'S OPINION:	$6,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4588
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2010202293
PARCEL ADDRESS:	0500 SANSOME ST, 0700
TOPIC:	
CURRENT ASSESSMENT:	$1,754,356.00
APPLICANT'S OPINION:	$645,800.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3817
APPLICANT:	CBS OUTDOOR, INC.
PARCEL NO.:	2011200929
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,176,577.00
APPLICANT'S OPINION:	$4,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3818
APPLICANT:	CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO.:	2011204540
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,862,172.00
APPLICANT'S OPINION:	$6,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4023
APPLICANT:	CALIFORNIA CULINARY ACADEMY INC.
PARCEL NO.:	2011205932
PARCEL ADDRESS:	035 RHODE ISLAND ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,312,691.00
APPLICANT'S OPINION:	$1,148,983.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6405
APPLICANT:	THE OLYMPIC CLUB
PARCEL NO.:	2011520105
PARCEL ADDRESS:	0599 SKYLINE BLVD,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$15,648,197.00
APPLICANT'S OPINION:	$3,699,958.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0581
APPLICANT:	THE OLYMPIC CLUB
PARCEL NO.:	2012520143
PARCEL ADDRESS:	0599 SKYLINE BLVD,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$17,252,154.00
APPLICANT'S OPINION:	$4,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4924
APPLICANT:	CALIFORNIA CULINARY ACADEMY INC.
PARCEL NO.:	2012204035
PARCEL ADDRESS:	0350 RHODE ISLAND ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$619,349.00
APPLICANT'S OPINION:	$488,691.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0850
APPLICANT:	THE OLYMPIC CLUB
PARCEL NO.:	2013520119
PARCEL ADDRESS:	0599 SKYLINE BLVD,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$16,288,662.00
APPLICANT'S OPINION:	$4,700,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1175
APPLICANT:	CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO.:	2013213316
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$8,625,871.00
APPLICANT'S OPINION:	$4,800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1176
APPLICANT:	CBS OUTDOOR, INC.
PARCEL NO.:	2013210588
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,309,690.00
APPLICANT'S OPINION:	$4,300,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2852
APPLICANT:	CALIFORNIA CULINARY ACADEMY INC.
PARCEL NO.:	2013219778
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$486,244.00
APPLICANT'S OPINION:	$413,307.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, July 30, 2014
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2014
APPLICANT:	HOWARD STREET ASSOCIATES, LLC
PARCEL NO.:	3733 079
PARCEL ADDRESS:	0881 - 0899 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,744,975.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5671
APPLICANT:	274 BRANNAN JV LLC
PARCEL NO.:	3774 073
PARCEL ADDRESS:	0274 BRANNAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$51,000,000.00
APPLICANT'S OPINION:	$15,300,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5672
APPLICANT:	274 BRANNAN JV LLC
PARCEL NO.:	3774 073
PARCEL ADDRESS:	0274 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$51,000,000.00
APPLICANT'S OPINION:	$15,300,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5673
APPLICANT:	274 BRANNAN JV LLC
PARCEL NO.:	3774 073
PARCEL ADDRESS:	0274 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$52,020,000.00
APPLICANT'S OPINION:	$15,606,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5674
APPLICANT:	274 BRANNAN JV LLC
PARCEL NO.:	3774 073
PARCEL ADDRESS:	0274 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$51,896,712.00
APPLICANT'S OPINION:	$15,558,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2775
APPLICANT:	274 BRANNAN JV LLC
PARCEL NO.:	3774 073
PARCEL ADDRESS:	0274 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$52,288,154.00
APPLICANT'S OPINION:	$15,684,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3058
APPLICANT:	KLA GEARY, LLC
PARCEL NO.:	1094 001
PARCEL ADDRESS:	2675 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$70,381,888.00
APPLICANT'S OPINION:	$29,963,520.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3749
APPLICANT:	HOWARD STREET ASSOCIATES
PARCEL NO.:	3733 079
PARCEL ADDRESS:	0881 - 0899 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$48,104,494.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4990
APPLICANT:	MISSION & STEUART HOTEL PARTNERS dba HOTEL VITALE
PARCEL NO.:	2011980012
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,015,896.00
APPLICANT'S OPINION:	$33,797,956.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5084
APPLICANT:	ABF JOINT VENTURE
PARCEL NO.:	2011208031
PARCEL ADDRESS:	YERBA BUENA ISLAND,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$50,533,342.00
APPLICANT'S OPINION:	$25,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3315
APPLICANT:	HOWARD STREET ASSOCIATES
PARCEL NO.:	3733 079
PARCEL ADDRESS:	0881 - 0899 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,066,582.00
APPLICANT'S OPINION:	$39,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2955
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0022 010
PARCEL ADDRESS:	0475 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,038,807.00
APPLICANT'S OPINION:	$15,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2956
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,973,847.00
APPLICANT'S OPINION:	$1,952,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2958
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,097,996.00
APPLICANT'S OPINION:	$12,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2959
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2012715003
PARCEL ADDRESS:	1300 COLUMBUS FISHERMAN,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,880,394.00
APPLICANT'S OPINION:	$7,900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3676
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	0316 013
PARCEL ADDRESS:	0491- 0499 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$74,908,671.00
APPLICANT'S OPINION:	$36,532,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3821
APPLICANT:	STANFORD 8 PARKING, LLC
PARCEL NO.:	0256 017
PARCEL ADDRESS:	0875 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,853,322.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3824
APPLICANT:	STANFORD 8 OWNER, LLC
PARCEL NO.:	0255 001
PARCEL ADDRESS:	0901 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$71,084,660.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4984
APPLICANT:	400 DUBOCE, LLC
PARCEL NO.:	0874 003
PARCEL ADDRESS:	0050 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,499,029.00
APPLICANT'S OPINION:	$11,015,029.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5050
APPLICANT:	APIC HOTEL VERTIGO LLC
PARCEL NO.:	0280 009
PARCEL ADDRESS:	0940 SUTTER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$11,660,607.00
APPLICANT'S OPINION:	$7,273,300.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5055
APPLICANT:	400 DUBOCE, LLC
PARCEL NO.:	0874 003
PARCEL ADDRESS:	0050 CHURCH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$14,793,132.00
APPLICANT'S OPINION:	$11,893,132.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4980
APPLICANT:	CAMPOS, EDUARDO
PARCEL NO.:	6087 016
PARCEL ADDRESS:	0479 LISBON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$429,287.00
APPLICANT'S OPINION:	$360,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4981
APPLICANT:	CAMPOS, EDUARDO
PARCEL NO.:	6087 016
PARCEL ADDRESS:	0479 LISBON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$434,071.00
APPLICANT'S OPINION:	$360,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5081
APPLICANT:	ESTAPE, JOSE
PARCEL NO.:	6473 004
PARCEL ADDRESS:	0074 WHITTIER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$502,158.00
APPLICANT'S OPINION:	$36,380.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5240
APPLICANT:	WONG, PHILLIP
PARCEL NO.:	2947A011
PARCEL ADDRESS:	0750 MYRA WAY,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$400,000.00
APPLICANT'S OPINION:	$86,414.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5264
APPLICANT:	CHELIN, CURTISS
PARCEL NO.:	0739 058
PARCEL ADDRESS:	0818 VAN NESS AVE #702 AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$593,000.00
APPLICANT'S OPINION:	$545,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, July 31, 2014, at 1:35 p.m.

Present: Diane Robinson, Gene Valla and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present for hearing on legal matters only regarding changes in ownership, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4980	Eduardo Campos	Continued
2012-4981	Eduardo Campos	Continued
2012-5264	Curtiss Chelin	Submitted

At the hour of 3:18 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 3:27 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-5264	Curtiss Chelin	Denied

The following listed applicant for change in the assessed valuation of property affecting the 2002 supplemental assessment year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-5240	Phillip Wong	Denied-No Show

The following listed applicant for change in the assessed valuation of property affecting the 2010 Supplemental Assessment year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-5081	Jose Estape	Postponed

There being no further business, the Board, at the hour of 3:32 p.m., recessed to reconvene Monday, August 4, 2014, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on August 14, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
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2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0017
APPLICANT:	THOMPSON, RONALD
PARCEL NO.:	5302 056
PARCEL ADDRESS:	2025 - 2045 MCKINNON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,038,436.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0042
APPLICANT:	MILLER, DORIT
PARCEL NO.:	4831 006
PARCEL ADDRESS:	1400 YOSEMITE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,014,390.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0044
APPLICANT:	ANZA VISTA INVESTMENT, LLC
PARCEL NO.:	1113 001
PARCEL ADDRESS:	0097 BARCELONA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,043,369.00
APPLICANT'S OPINION:	$1,754,161.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0086
APPLICANT:	DUNN, ROBERT
PARCEL NO.:	1367 001
PARCEL ADDRESS:	0601 LAKE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$843,509.00
APPLICANT'S OPINION:	$157,787.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0095
APPLICANT:	ASARO, DANA
PARCEL NO.:	7021 015
PARCEL ADDRESS:	0020 EDGAR PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$528,098.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0098
APPLICANT:	DUFFY, PATRICK
PARCEL NO.:	4172 055
PARCEL ADDRESS:	2546 3RD ST, COMML 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$534,275.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0104
APPLICANT:	SINGH, SUKHJINDER
PARCEL NO.:	6987 041
PARCEL ADDRESS:	0831 - 0845 HOLLOWAY AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,175,298.00
APPLICANT'S OPINION:	$950,270.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0125
APPLICANT:	BRIGHT SURVIVOR'S TRUST
PARCEL NO.:	4070 100
PARCEL ADDRESS:	1800 20TH ST,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$3,544,500.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0147
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	1654 043
PARCEL ADDRESS:	0700 12TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,773,773.00
APPLICANT'S OPINION:	$600,450.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0159
APPLICANT:	SELSTED, RICHARD
PARCEL NO.:	1006 004
PARCEL ADDRESS:	1913 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,395,847.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0161
APPLICANT:	TOY, VIRGINIA
PARCEL NO.:	1411 010
PARCEL ADDRESS:	2118 - 2120 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,481,054.00
APPLICANT'S OPINION:	$801,220.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0163
APPLICANT:	LE, VU
PARCEL NO.:	3567 001
PARCEL ADDRESS:	3201 16TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,023,886.00
APPLICANT'S OPINION:	$1,116,534.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0165
APPLICANT:	LEVINSON, FRED
PARCEL NO.:	3570 046
PARCEL ADDRESS:	0135 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,285,512.00
APPLICANT'S OPINION:	$1,400,720.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0168
APPLICANT:	MANNING, SIMON
PARCEL NO.:	0979 018
PARCEL ADDRESS:	2874 - 2878 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,685,366.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0169
APPLICANT:	CHUNG, HOWARD
PARCEL NO.:	1064 015A
PARCEL ADDRESS:	0161 - 0163 PARKER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,355,837.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 4, 2014, at 9:30 a.m.

Present: Ed Campaña, Diana Daniel and Louisa Mendoza

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
8/4/14

Appeal No.	Name	Disposition
2013-0017	Ronald Thompson	Submitted
2013-0098	Patrick Duffy	Verbal Stipulation Approved

At the hour of 10:47 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:56 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-0017	Ronald Thompson	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0042	Dorit Miller	Withdrawn
2013-0044	Anza Vista Investment, LLC	Withdrawn
2013-0086	Robert Dunn	Withdrawn
2013-0095	Dana Asaro	Postponed
2013-0104	Sukhjinder Singh	Withdrawn
2013-0125	Bright Survivor's Trust	Withdrawn
2013-0147	Moris Herscowitz	Withdrawn
2013-0159	Richard Selsted	Withdrawn
2013-0161	Virginia Toy	Withdrawn
2013-0163	Vu Le	Withdrawn
2013-0165	Fred Levinson	Withdrawn
2013-0168	Simon Manning	Withdrawn
2013-0169	Howard Chung	Withdrawn

There being no further business, the Board, at the hour of 11:00 a.m., recessed to reconvene Tuesday, August 5, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 20, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 5, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3315
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	2009203980
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$20,696,286.00
APPLICANT'S OPINION:	$10,335,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2521
APPLICANT:	FELCOR HOTEL ASSET COMPANY, LLC
PARCEL NO.:	2010203164
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$50,098,826.00
APPLICANT'S OPINION:	$25,049,414.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0109
APPLICANT:	FELCOR HOTEL ASSET COMPANY, LLC
PARCEL NO.:	2012900637
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$8,304,211.00
APPLICANT'S OPINION:	$1,502,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0110
APPLICANT:	FELCOR HOTEL ASSET COMPANY, LLC
PARCEL NO.:	2008203361
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$8,121,204.00
APPLICANT'S OPINION:	$1,302,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0111
APPLICANT:	FELCOR HOTEL ASSET COMPANY, LLC
PARCEL NO.:	2012900666
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,092,898.00
APPLICANT'S OPINION:	$2,502,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0112
APPLICANT:	FELCOR HOTEL ASSET COMPANY, LLC
PARCEL NO.:	2012900665
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$3,779,813.00
APPLICANT'S OPINION:	$3,102,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5056
APPLICANT:	SF 814 CALIFORNIA, LLC
PARCEL NO.:	0243 008
PARCEL ADDRESS:	0814 CALIFORNIA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,135,749.00
APPLICANT'S OPINION:	$4,435,749.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5057
APPLICANT:	SF 1301 LEAVENWORTH STREET, LLC
PARCEL NO.:	0216 006
PARCEL ADDRESS:	1301 LEAVENWORTH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,907,772.00
APPLICANT'S OPINION:	$6,207,772.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5058
APPLICANT:	SF 701 TAYLOR STREETS, LLC
PARCEL NO.:	0282 004A
PARCEL ADDRESS:	0701 TAYLOR ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$15,385,775.00
APPLICANT'S OPINION:	$12,585,775.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5059
APPLICANT:	SF 947 BUSH STREETS, LLC
PARCEL NO.:	0282 014
PARCEL ADDRESS:	0947 BUSH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$9,821,627.00
APPLICANT'S OPINION:	$6,996,627.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, August 5, 2014
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0124
APPLICANT:	COSTELLO, LAWRENCE
PARCEL NO.:	3580 071
PARCEL ADDRESS:	3715 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,190,834.00
APPLICANT'S OPINION:	$73,092.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0126
APPLICANT:	COSTELLO, LAWRENCE
PARCEL NO.:	3580 071
PARCEL ADDRESS:	3715 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,214,650.00
APPLICANT'S OPINION:	$74,554.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0127
APPLICANT:	COSTELLO, LAWRENCE
PARCEL NO.:	3580 071
PARCEL ADDRESS:	3715 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,238,940.00
APPLICANT'S OPINION:	$76,045.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0128
APPLICANT:	COSTELLO, LAWRENCE
PARCEL NO.:	3580 071
PARCEL ADDRESS:	3715 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,263,717.00
APPLICANT'S OPINION:	$77,566.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0129
APPLICANT:	COSTELLO, LAWRENCE
PARCEL NO.:	3580 071
PARCEL ADDRESS:	3715 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,288,990.00
APPLICANT'S OPINION:	$79,118.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0130
APPLICANT:	COSTELLO, LAWRENCE
PARCEL NO.:	3580 071
PARCEL ADDRESS:	3715 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,285,931.00
APPLICANT'S OPINION:	$80,699.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0131
APPLICANT:	COSTELLO, LAWRENCE
PARCEL NO.:	3580 071
PARCEL ADDRESS:	3715 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,295,611.00
APPLICANT'S OPINION:	$82,314.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0133
APPLICANT:	COSTELLO, LAWRENCE
PARCEL NO.:	3580 071
PARCEL ADDRESS:	3715 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,321,523.00
APPLICANT'S OPINION:	$83,960.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0144
APPLICANT:	COSTELLO, LAWRENCE
PARCEL NO.:	3580 071
PARCEL ADDRESS:	3715 17TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,490,786.00
APPLICANT'S OPINION:	$68,876.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0172
APPLICANT:	CHIN, PETER
PARCEL NO.:	4259 018
PARCEL ADDRESS:	1367 - 1369 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,993,052.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0177
APPLICANT:	TOM, EUGENE
PARCEL NO.:	1214 001
PARCEL ADDRESS:	1301 - 1303 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,907,783.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0178
APPLICANT:	KHANIN, DIMITRY
PARCEL NO.:	1168 041
PARCEL ADDRESS:	2749 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,553,655.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0186
APPLICANT:	NASSER, WILLIAM
PARCEL NO.:	1752 001
PARCEL ADDRESS:	1251 - 1253 03RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,148,794.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0191
APPLICANT:	KANG, MOON
PARCEL NO.:	5211 042
PARCEL ADDRESS:	0675 ARTHUR AVE, 4B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$853,327.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0289
APPLICANT:	CARTER, RICHARD
PARCEL NO.:	3920 006
PARCEL ADDRESS:	0180 POTRERO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,239,993.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, August 5, 2014, at 1:30 p.m.

Present: Mervin Conlan, John Lee and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

On the following listed application for change in the assessed valuation of property affecting the 2013 assessment roll, the Board heard evidence and testimony from the both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-0289	Richard Carter	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0124	Lawrence Costello	Postponed
2013-0126	Lawrence Costello	Postponed
2013-0127	Lawrence Costello	Postponed
2013-0128	Lawrence Costello	Postponed
2013-0129	Lawrence Costello	Postponed
2013-0130	Lawrence Costello	Postponed
2013-0131	Lawrence Costello	Postponed
2013-0133	Lawrence Costello	Postponed
2013-0144	Lawrence Costello	Rejected as Invalid
2013-0172	Peter Chin	Withdrawn
2013-0177	Eugene Tom	Withdrawn
2013-0178	Dimitry Khanin	Withdrawn
2013-0186	William Nasser	Withdrawn
2013-0191	Moon Kang	Withdrawn

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There being no further business, the Board, at the hour of 1:52 p.m., recessed to reconvene Wednesday, August 6, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 6, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, August 6, 2014
9:30 AM

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0313
APPLICANT:	MARIANI, CLAUDIO
PARCEL NO.:	3525 081
PARCEL ADDRESS:	0430 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,680,950.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0314
APPLICANT:	MARIANI, CLAUDIO
PARCEL NO.:	3525 002
PARCEL ADDRESS:	0414 - 0424 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,445,298.00
APPLICANT'S OPINION:	$3,400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0315
APPLICANT:	MARIANI, CLAUDIO
PARCEL NO.:	3525 055
PARCEL ADDRESS:	1174 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,131,946.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0368
APPLICANT:	ANCHORAGE SHOPPING CENTER LP
PARCEL NO.:	2008205877
PARCEL ADDRESS:	2800 LEAVENWORTH ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,397,967.00
APPLICANT'S OPINION:	$50,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0369
APPLICANT:	ANCHORAGE SHOPPING CENTER LP
PARCEL NO.:	2009520816
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,669,349.00
APPLICANT'S OPINION:	$50,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0370
APPLICANT:	ANCHORAGE SHOPPING CENTER LP
PARCEL NO.:	2013900771
PARCEL ADDRESS:	2800 LEAVENWORTH ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,029,155.00
APPLICANT'S OPINION:	$50,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0371
APPLICANT:	ANCHORAGE SHOPPING CENTER LP
PARCEL NO.:	2013900770
PARCEL ADDRESS:	2800 LEAVENWORTH ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,888,199.00
APPLICANT'S OPINION:	$50,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0372
APPLICANT:	ALLILAND, LLC
PARCEL NO.:	1578 014A
PARCEL ADDRESS:	3426 - 3428 BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,375,316.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0374
APPLICANT:	MURATORE PROPERTIES, INC.
PARCEL NO.:	5423A014
PARCEL ADDRESS:	2525 PHELPS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,977,522.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0403
APPLICANT:	DOGPATCH PARTNERS, LLC
PARCEL NO.:	4108 020
PARCEL ADDRESS:	0728 - 0732 22ND ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,000,000.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0404
APPLICANT:	DOGPATCH PARTNERS, LLC
PARCEL NO.:	4108 020
PARCEL ADDRESS:	0728 - 0732 22ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,144,701.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0407
APPLICANT:	WESSER, JAMES
PARCEL NO.:	1242 004
PARCEL ADDRESS:	6000 CENTRAL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,985,918.00
APPLICANT'S OPINION:	$1,601,850.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0425
APPLICANT:	AMERICAN MULTI CINEMA
PARCEL NO.:	2013213010
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,796,393.00
APPLICANT'S OPINION:	$1,391,458.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0428
APPLICANT:	AMERICAN MULTI CINEMA
PARCEL NO.:	2013212694
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,796,774.00
APPLICANT'S OPINION:	$1,084,918.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0465
APPLICANT:	DFS GROUP LIMITED
PARCEL NO.:	2013210624
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,170,242.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, August 6, 2014, at 9:30 a.m.

Present: Mervin Conlan, John Lee and Louisa Mendoza

Quorum present

Chairperson: John Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

F
A82
#2
8/6/14

Appeal No.	Name	Disposition
2013-0374	Muratore Properties, Inc.	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0313	Claudio Mariani	Withdrawn
2013-0314	Claudio Mariani	Withdrawn
2013-0315	Claudio Mariani	Withdrawn
2013-0368	Anchorage Shopping Center LP	Withdrawn
2013-0369	Anchorage Shopping Center LP	Withdrawn
2013-0370	Anchorage Shopping Center LP	Withdrawn
2013-0371	Anchorage Shopping Center LP	Withdrawn
2013-0372	Alliland, LLC	Withdrawn
2013-0403	Dogpatch Partners, LLC	Postponed
2013-0404	Dogpatch Partners, LLC	Postponed
2013-0407	James Wesser	Withdrawn
2013-0425	American Multi Cinema	Postponed
2013-0428	American Multi Cinema	Postponed
2013-0465	DFS Group Limited	Postponed

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There being no further business, the Board, at the hour of 9:48 a.m., recessed to reconvene Monday, August 11, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Monday, August 11, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, August 6, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0355
APPLICANT:	CONWAY, BRIAN
PARCEL NO.:	3765 378
PARCEL ADDRESS:	0425 1ST ST, 5204
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,915,779.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4823
APPLICANT:	HOUSE, CATHERINE
PARCEL NO.:	3729 155
PARCEL ADDRESS:	0776 TEHAMA ST, #14
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$715,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4850
APPLICANT:	MIDDLE, PAUL
PARCEL NO.:	3620 026
PARCEL ADDRESS:	0379 HILL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$890,661.00
APPLICANT'S OPINION:	$660,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4891
APPLICANT:	GILBRIDE, CHARLES
PARCEL NO.:	0982 052
PARCEL ADDRESS:	3045 JACKSON ST, 402
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$862,740.00
APPLICANT'S OPINION:	$682,955.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4978
APPLICANT:	CHAN, CHUEN MING
PARCEL NO.:	5987 035
PARCEL ADDRESS:	0636 BACON ST,
TOPIC:	
CURRENT ASSESSMENT:	$789,286.00
APPLICANT'S OPINION:	$656,662.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5078
APPLICANT:	SETHURAM, RAHUL
PARCEL NO.:	3735A151
PARCEL ADDRESS:	0001 HAWTHORNE ST, 22F
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,550,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5174
APPLICANT:	BATES, KENNETH
PARCEL NO.:	7110A020
PARCEL ADDRESS:	0180 LAURA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$584,364.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5190
APPLICANT:	LEE LIVING TRUST
PARCEL NO.:	3768 244
PARCEL ADDRESS:	0403 MAIN ST, 608N
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$360,000.00
APPLICANT'S OPINION:	$308,500.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5236
APPLICANT:	SAYUK, DOUGLAS
PARCEL NO.:	0452T044E
PARCEL ADDRESS:	0900 NORTH POINT ST, 631 B36E
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$208,000.00
APPLICANT'S OPINION:	$179,700.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1901
APPLICANT:	SETHURAM, RAHUL
PARCEL NO.:	3735A151
PARCEL ADDRESS:	0001 HAWTHORNE ST, 22F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,581,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, August 6, 2014, at 1:32 p.m.

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Present: Jeffrey Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0355	Brian Conway	Submitted
2012-4823	Catherine House	Submitted
2012-4850	Paul Middle	Submitted
2012-4978	Chuen Ming Chan	Submitted
2012-5078	Rahul Sethuram	Submitted
2012-5174	Kenneth Bates	Postponed at hearing; reschedule to Board 2 for hearing on 8/19/14
2012-5190	Lee Living Trust	Submitted
2013-1901	Rahul Sethuram	Submitted

The following listed applicant for change in the assessed valuation of property affecting the 2012 roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-4891	Charles Gilbride	Denied; No-Show

The following listed applicant for change in the assessed valuation of property affecting the 2011 supplemental roll year having not been present for hearing as scheduled, the Board took no action on the original of the respective application:

Appeal No.	Name	Disposition
2012-5236	Douglas Sayuk	Postponed

There being no further business, the Board, at the hour of 4:58 p.m., recessed to reconvene Thursday, August 7, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on August 7, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, AUGUST 7, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to review newly submitted documents by both parties and for the Board to deliberate and take possible action pertaining only to the legal issue of change in ownership for the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2007-0581
APPLICANT:	ZORO LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Legal Issue Only Regarding Change in Ownership
CURRENT ASSESSMENT:	$43,915,649.00
APPLICANT'S OPINION:	$27,530,865.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

DATE POSTED
JUL 31 2014

Assessment Appeals Board

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the Closed Meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, August 7, 2014, at 9:35 a.m.

Present: Jeff Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeff Morris, Presiding

Deputy City Attorney Zachary Porianda

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With no public present for comment, the Board went into closed session at 9:38 a.m. with legal counsel, to review newly submitted documents by the both parties and to deliberate the legal matter(s) before the Board regarding the change in ownership at issue in the below listed appeal application.

SF
A 82
#1
8/7/14

At the hour of 11:54 a.m., the Board reconvened in open session and took partial action on the original of the respective application:

Appeal No.	Name	Disposition
2007-0581	Zoro, LLC	Applicant's argument regarding estoppel was Denied; Board ruled that estoppel does not apply in this case; parties to be rescheduled for continued hearing on September 4, 2014.

There being no further business, the Board, at the hour of 12:03 p.m. recessed to reconvene on Tuesday, August 12, 2014, at 1:30 p.m.

Dawn Duran

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on August 12, 2014_

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, August 11, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0040
APPLICANT:	WEYER, THOMAS
PARCEL NO.:	2136 003C
PARCEL ADDRESS:	2083 16TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,279,869.00
APPLICANT'S OPINION:	$1,045,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

DATE POSTED
AUG 06 2014
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5040
APPLICANT:	WONG, LAWRENCE
PARCEL NO.:	2197 002W
PARCEL ADDRESS:	2150 21ST AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$744,094.00
APPLICANT'S OPINION:	$640,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5180
APPLICANT:	LEI, ZI RAN
PARCEL NO.:	5950 004
PARCEL ADDRESS:	0299 PERU AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$460,000.00
APPLICANT'S OPINION:	$360,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5181
APPLICANT:	LEI, ZI RAN
PARCEL NO.:	5950 004
PARCEL ADDRESS:	0299 PERU AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$463,462.00
APPLICANT'S OPINION:	$360,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0008
APPLICANT:	LIU, HUO MING
PARCEL NO.:	6093 032
PARCEL ADDRESS:	0900 PERSIA AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$625,000.00
APPLICANT'S OPINION:	$480,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0009
APPLICANT:	LIU, HUO MING
PARCEL NO.:	6093 032
PARCEL ADDRESS:	0900 PERSIA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$655,144.00
APPLICANT'S OPINION:	$480,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0103
APPLICANT:	TONG, ANDY
PARCEL NO.:	2304 001H
PARCEL ADDRESS:	2235 45TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$909,988.00
APPLICANT'S OPINION:	$545,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0461
APPLICANT:	LIPOVICH, ILYA
PARCEL NO.:	8702 404
PARCEL ADDRESS:	0260 KING ST, #1405
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,120,000.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0481
APPLICANT:	HAMMOND, CARMELA
PARCEL NO.:	4000 024
PARCEL ADDRESS:	0209 MISSISSIPPI ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,118,316.00
APPLICANT'S OPINION:	$3,600,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0554
APPLICANT:	BUGARIN, ROBERT
PARCEL NO.:	6362 013
PARCEL ADDRESS:	0168 GARRISON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$520,690.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

AMENDED

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 11, 2014, at 1:30 p.m.

Present: Mervin Conlan, John Lee and Louisa Mendoza

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
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8/11/14

Appeal No.	Name	Disposition
2012-5040	Lawrence Wong	Submitted
2012-5180	Zi Ran Lei	Submitted
2012-5181	Zi Ran Lei	Submitted
2013-0008	Huo Ming Liu	Verbal Stipulation Approved
2013-0009	Huo Ming Liu	Submitted
2013-0103	Andy Tong	Submitted

At the hour of 3:30 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:50 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5040	Lawrence Wong	A.V. Lowered (Board)
2012-5180	Zi Ran Lei	A.V. Lowered (Board)
2012-5181	Zi Ran Lei	A.V. Lowered (Board)
2013-0009	Huo Ming Liu	A.V. Lowered (Board)
2013-0103	Andy Tong	Denied; 2 to 1 vote, with Commissioner Mendoza dissenting

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0481	Carmela Hammond	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0040	Thomas Weyer	Postponed
2013-0461	Ilya Lipovich	Withdrawn
2013-0554	Robert Bugarin	Withdrawn

There being no further business, the Board, at the hour of 3:55 p.m., recessed to reconvene Wednesday, August 13, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 20, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, August 12, 2014, at 1:36 p.m.

Present: Jeffrey Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:40 p.m. to deliberate the following listed assessment appeal applications that were taken under submission on August 6, 2014.

At the hour of 2:48 p.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0355	Brian Conway	A.V. Lowered (Board)
2012-4823	Catherine House	A.V. Lowered (Board)
2012-4850	Paul Middle	A.V. Lowered (Board)
2012-4978	Chuen Ming Chan	A.V. Lowered (Board)
2012-5078	Rahul Sethuram	Denied
2012-5190	Lee Living Trust	A.V. Lowered (Board)
2013-1901	Rahul Sethuram	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 2:55 p.m., recessed to reconvene Thursday, August 14, 2014, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on August 14, 2014_

Angela Calvillo
Clerk of the Board of Supervisors

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, August 13, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0039
APPLICANT:	WEYER, THOMAS
PARCEL NO.:	2136 003C
PARCEL ADDRESS:	2083 16TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,267,029.00
APPLICANT'S OPINION:	$1,045,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
AUG 06 2014
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4506
APPLICANT:	MALY, JOSEPH
PARCEL NO.:	0945 017
PARCEL ADDRESS:	2555 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,832,666.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4863
APPLICANT:	GIVANT, STEVEN
PARCEL NO.:	3042 003
PARCEL ADDRESS:	0014 FERNWOOD DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,240,000.00
APPLICANT'S OPINION:	$895,206.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5090
APPLICANT:	FRIEDMAN, CARL
PARCEL NO.:	2773 012
PARCEL ADDRESS:	4256 - 4258 23RD ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$592,499.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5112
APPLICANT:	COLE, DAVID
PARCEL NO.:	1546 023
PARCEL ADDRESS:	0572 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,551,510.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5113
APPLICANT:	COLE, DAVID
PARCEL NO.:	1546 023
PARCEL ADDRESS:	0572 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,547,831.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5114
APPLICANT:	COLE, DAVID
PARCEL NO.:	1546 023
PARCEL ADDRESS:	0572 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,559,484.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5269
APPLICANT:	CHENG, JIAN FENG
PARCEL NO.:	4152 037
PARCEL ADDRESS:	1021 - 1023 YORK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$660,000.00
APPLICANT'S OPINION:	$580,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5440
APPLICANT:	LIM, WENDY
PARCEL NO.:	7241 032
PARCEL ADDRESS:	0291 STRATFORD DR,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$790,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, August 13, 2014, at 1:30 p.m.

Present: Mervin Conlan, John Lee and Louisa Mendoza

Quorum present

Chairperson: John Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
AB2
#2
8/13/14

Appeal No.	Name	Disposition
2012-0039	Thomas Weyer	Submitted
2012-5090	Carl Friedman	Submitted
2012-5112	David Cole	Submitted
2012-5113	David Cole	Submitted
2012-5114	David Cole	Submitted
2012-5269	Jian Feng Cheng	Submitted

At the hour of 3:41 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:52 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0039	Thomas Weyer	A.V. Lowered (Board)
2012-5090	Carl Friedman	A.V. Lowered (Board)
2012-5112	David Cole	A.V. Lowered (Board)
2012-5113	David Cole	A.V. Lowered (Board)
2012-5114	David Cole	A.V. Lowered (Board)
2012-5269	Jian Feng Cheng	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment rolls having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4506	Joseph Maly	Postponed
2012-4863	Steven Givant	Postponed
2012-5440	Wendy Lim	Postponed

There being no further business, the Board, at the hour of 3:55 p.m., recessed to reconvene Thursday, August 14, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 20, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, August 14, 2014
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0469
APPLICANT:	ELMIRA PARTNERS, LLC
PARCEL NO.:	5369 015
PARCEL ADDRESS:	0060 ELMIRA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,319,978.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
AUG 06 2014
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0495
APPLICANT:	BERGER, ALEC
PARCEL NO.:	1069 004
PARCEL ADDRESS:	0019 - 0021 WOOD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$565,970.00
APPLICANT'S OPINION:	$422,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0496
APPLICANT:	BERGER, ALEC
PARCEL NO.:	1069 005
PARCEL ADDRESS:	0023 WOOD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$928,466.00
APPLICANT'S OPINION:	$422,020.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0497
APPLICANT:	WALSHE, MURPH
PARCEL NO.:	4831 009
PARCEL ADDRESS:	2220 INGALLS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,014,390.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0501
APPLICANT:	320 ALEMANY, LLC
PARCEL NO.:	5817 013
PARCEL ADDRESS:	0316 - 0318 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,493,247.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0518
APPLICANT:	GHEITH, YOUSEF
PARCEL NO.:	5358 029
PARCEL ADDRESS:	5102 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,142,393.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0532
APPLICANT:	BRITTON, JOHN
PARCEL NO.:	7173 011
PARCEL ADDRESS:	0060V SANTA BARBARA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$315,517.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0552
APPLICANT:	HAPPY TURTLES INVESTMENTS, LLC
PARCEL NO.:	3653 027
PARCEL ADDRESS:	1013 - 1019 NOE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,760,233.00
APPLICANT'S OPINION:	$1,450,240.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0568
APPLICANT:	BRENNER, RICHARD
PARCEL NO.:	2857 027
PARCEL ADDRESS:	0127 CASTENADA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,299,891.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0574
APPLICANT:	BRENNER, RICHARD
PARCEL NO.:	2857 026
PARCEL ADDRESS:	0131 CASTENADA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$332,924.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0579
APPLICANT:	CASEY, JOSEPH
PARCEL NO.:	4793 001B
PARCEL ADDRESS:	1100 THOMAS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,144,526.00
APPLICANT'S OPINION:	$854,543.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0595
APPLICANT:	RINALDI / KOCH 2007 REV. TRUST
PARCEL NO.:	4282A001C
PARCEL ADDRESS:	0000 V,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$255,246.00
APPLICANT'S OPINION:	$135,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0600
APPLICANT:	RINALDI / KOCH 2007 REV. TRUST
PARCEL NO.:	4282A002
PARCEL ADDRESS:	1444 DE HARO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$339,825.00
APPLICANT'S OPINION:	$84,850.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0607
APPLICANT:	GARBANZO LLC
PARCEL NO.:	5590A008
PARCEL ADDRESS:	2198 OAKDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$887,800.00
APPLICANT'S OPINION:	$754,627.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0670
APPLICANT:	HAHN, BELINDA
PARCEL NO.:	2366 011
PARCEL ADDRESS:	2343 37TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$720,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0672
APPLICANT:	DE BRUIN, GEORGE
PARCEL NO.:	3038 028
PARCEL ADDRESS:	0447 HAZELWOOD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,248,490.00
APPLICANT'S OPINION:	$1,050,600.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, August 14, 2014, at 9:30 a.m.

Present: Angela Cheung, Mervin Conlan and Louisa Mendoza

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0495	Alec Berger	Verbal Stipulation Approved
2013-0496	Alec Berger	Submitted
2013-0532	John Britton	Verbal Stipulation Approved
2013-0670	Belinda Hahn	Submitted
2013-0672	George De Bruin	Continued

At the hour of 11:46 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:55 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0496	Alec Berger	A.V. Lowered (Board)
2013-0670	Belinda Hahn	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment rolls having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0469	Elmira Partners, LLC	Withdrawn
2013-0497	Murph Walshe	Withdrawn
2013-0501	320 Alemany, LLC	Postponed
2013-0518	Yousef Gheith	Withdrawn
2013-0552	Happy Turtles Investments, LLC	Withdrawn
2013-0568	Richard Brenner	Withdrawn
2013-0574	Richard Brenner	Withdrawn
2013-0579	Joseph Casey	Withdrawn

Appeal No.	**Name**	**Disposition (Continued)**
2013-0595	Rinaldi/Koch 2007 Rev. Trust	Postponed
2013-0600	Rinaldi/Koch 2007 Rev. Trust	Postponed
2013-0607	Garbanzo LLC	Withdrawn

There being no further business, the Board, at the hour of 11:58 a.m., recessed to reconvene Tuesday, August 19, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 20, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, August 14, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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8/14/14

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5313
APPLICANT:	LIN, PANSY
PARCEL NO.:	2022 018J
PARCEL ADDRESS:	2030 NORIEGA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$720,000.00
APPLICANT'S OPINION:	$157,476.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5328
APPLICANT:	NORRIS, TIMOTHY
PARCEL NO.:	6170 019
PARCEL ADDRESS:	0234 WARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$179,583.00
APPLICANT'S OPINION:	$76,766.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5331
APPLICANT:	KETELAAR, LARRY
PARCEL NO.:	6763 007
PARCEL ADDRESS:	0065 NORDHOFF ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$303,731.00
APPLICANT'S OPINION:	$127,473.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5375
APPLICANT:	CHOY, RAYMOND
PARCEL NO.:	0250 007
PARCEL ADDRESS:	1360 - 1370 PINE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,587,749.00
APPLICANT'S OPINION:	$281,006.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5399
APPLICANT:	ENRIGHT, ROBERT
PARCEL NO.:	3254 008
PARCEL ADDRESS:	0270 SAN BENITO WAY,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$522,354.00
APPLICANT'S OPINION:	$194,831.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, August 14, at 1:35 p.m.

Present: Jeff Morris, Diane Robinson and Eugene Valla

Quorum present

Chairperson Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard on legal issues only regarding their respective changes in ownership, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5313	Pansy Lin	Submitted
2012-5331	Larry Ketelaar	Submitted

At the hour of 3:35 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:50 p.m. and took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5313	Pansy Lin	Remains Submitted
2012-5331	Larry Ketelaar	Remains Submitted

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5328	Timothy Norris	Postponed
2012-5375	Raymond Choy	Postponed
2012-5399	Robert Enright	Postponed to 8/19/14

There being no further business, the Board, at the hour of 3:53 p.m., recessed to reconvene Tuesday, August 19, 2014, at 9:30 a.m.

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Tuesday, August 19, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 19, 2014
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5061
APPLICANT:	SF 434 LEAVENWORTH, LLC
PARCEL NO.:	0323 016
PARCEL ADDRESS:	0434 LEAVENWORTH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$8,157,956.00
APPLICANT'S OPINION:	$5,157,956.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5063
APPLICANT:	SF 600 OAK STREETS, LLC
PARCEL NO.:	0828 005
PARCEL ADDRESS:	0600 OAK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,371,559.00
APPLICANT'S OPINION:	$2,971,559.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5064
APPLICANT:	SF 1050 POST STREET, LLC
PARCEL NO.:	0692 009
PARCEL ADDRESS:	1050 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,630,502.00
APPLICANT'S OPINION:	$1,930,502.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5255
APPLICANT:	MOSSER, CHARLES ESTATE OF
PARCEL NO.:	0060 005
PARCEL ADDRESS:	0260V LOMBARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$735,000.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5350
APPLICANT:	SILVERA, LILI
PARCEL NO.:	0074 009C
PARCEL ADDRESS:	0864 - 0874 GREENWICH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,509,646.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5351
APPLICANT:	SILVERA, LILI
PARCEL NO.:	0074 009C
PARCEL ADDRESS:	0864 - 0874 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,543,196.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5399
APPLICANT:	ENRIGHT, ROBERT
PARCEL NO.:	3254 008
PARCEL ADDRESS:	0270 SAN BENITO WAY,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$522,354.00
APPLICANT'S OPINION:	$194,831.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, August 19, 2014, at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

On the following listed application for change in the assessed valuation of property affecting the 2007 Supplemental Assessment Roll, the Board heard evidence and testimony from the both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-5255	Mosser, Charles Estate of	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment rolls having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5061	SF 434 Leavenworth, LLC	Withdrawn
2012-5063	SF 600 Oak Street, LLC	Withdrawn
2012-5064	SF 1050 Post Street, LLC	Withdrawn
2012-5350	Lili Silvera	Postponed
2012-5351	Lili Silvera	Postponed
2012-5399	Robert Enright	Withdrawn

There being no further business, the Board, at the hour of 9:59 a.m., recessed to reconvene Thursday, August 21, 2014 at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on August 21, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, August 19, 2014
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2942
APPLICANT:	KAIN, JENNIFER
PARCEL NO.:	5505 012
PARCEL ADDRESS:	1547 ALABAMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,129,406.00
APPLICANT'S OPINION:	$891,400.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4514
APPLICANT:	QUESADA, RAMON A III
PARCEL NO.:	4101 124
PARCEL ADDRESS:	0055 SIERRA ST, 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$884,260.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4848
APPLICANT:	WONG, HOI SUN
PARCEL NO.:	1418 021
PARCEL ADDRESS:	1420 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,011,748.00
APPLICANT'S OPINION:	$720,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5174
APPLICANT:	BATES, KENNETH
PARCEL NO.:	7110A020
PARCEL ADDRESS:	0180 LAURA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$584,364.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5185
APPLICANT:	WANG, KANHU
PARCEL NO.:	1776 009A
PARCEL ADDRESS:	1342 22ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$737,424.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5412
APPLICANT:	RAVANO, ALICE
PARCEL NO.:	7249 002
PARCEL ADDRESS:	0111 MEADOWBROOK DR,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$780,000.00
APPLICANT'S OPINION:	$676,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0352
APPLICANT:	KAIN, JENNIFER
PARCEL NO.:	5505 012
PARCEL ADDRESS:	1547 ALABAMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,151,994.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0356
APPLICANT:	BATES, KENNETH
PARCEL NO.:	7110A020
PARCEL ADDRESS:	0180 LAURA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$580,000.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0357
APPLICANT:	BATES, KENNETH
PARCEL NO.:	7110A020
PARCEL ADDRESS:	0180 LAURA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$607,968.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1075
APPLICANT:	WANG, KANHU
PARCEL NO.:	1776 009A
PARCEL ADDRESS:	1342 22ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$868,710.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3048
APPLICANT:	RAVANO, KATHLEEN
PARCEL NO.:	7249 002
PARCEL ADDRESS:	0111 MEADOWBROOK DR,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$779,922.00
APPLICANT'S OPINION:	$676,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, August 19, 2014, at 1:30 p.m.

Present: John Lee, Joyce Lewis and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2942	Jennifer Kain	Submitted
2012-5174	Kenneth Bates	Submitted
2012-5185	Kanhu Wang	Submitted
2012-5412	Alice Ravano	Submitted
2013-0352	Jennifer Kain	Submitted
2013-0356	Kenneth Bates	Submitted
2013-0357	Kenneth Bates	Submitted
2013-1075	Kanhu Wang	Submitted
2013-3048	Kathleen Ravano	Submitted

At the hour of 4:37 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:55 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2942	Jennifer Kain	A.V. Lowered (Board)
2012-5174	Kenneth Bates	A.V. Lowered (Board)
2012-5185	Kanhu Wang	Denied
2012-5412	Alice Ravano	A.V. Lowered (Board)
2013-0352	Jennifer Kain	A.V. Lowered (Board)
2013-0356	Kenneth Bates	A.V. Lowered (Board)
2013-0357	Kenneth Bates	Denied
2013-1075	Kanhu Wang	A.V. Lowered (Board)
2013-3048	Kathleen Ravano	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4514	Ramon A III Quesada	Postponed
2012-4848	Hoi Sun Wong	Withdrawn

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There being no further business, the Board, at the hour of 4:58 p.m., recessed to reconvene Wednesday, August 20, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, September 16, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, August 20, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2655
APPLICANT:	LEY, BENJAMIN
PARCEL NO.:	3613 021
PARCEL ADDRESS:	2573 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,260,000.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3673
APPLICANT:	HAUCH, KRISTOPHER
PARCEL NO.:	3092 062
PARCEL ADDRESS:	0415 JOOST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$616,607.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4589
APPLICANT:	LEUNG, KEN
PARCEL NO.:	1180 015
PARCEL ADDRESS:	0834 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,027,707.00
APPLICANT'S OPINION:	$1,520,780.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4812
APPLICANT:	GENTILE, MARIO
PARCEL NO.:	3147 028
PARCEL ADDRESS:	0039V SANTA ROSA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$426,664.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4959
APPLICANT:	WONG, LOIS
PARCEL NO.:	1730 013
PARCEL ADDRESS:	1263 - 1265 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,376,970.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0359
APPLICANT:	GOODWIN, BRIAN
PARCEL NO.:	4158 015
PARCEL ADDRESS:	1096 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,242,922.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0541
APPLICANT:	VU, VIET
PARCEL NO.:	1219 036
PARCEL ADDRESS:	1209 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,932,652.00
APPLICANT'S OPINION:	$1,360,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1006
APPLICANT:	XI, XING CHI
PARCEL NO.:	6937 041
PARCEL ADDRESS:	1178 CAPITOL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$643,000.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3047
APPLICANT:	YANG, YAO RONG
PARCEL NO.:	7076 017
PARCEL ADDRESS:	0219 VERNON ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$52,000.00
APPLICANT'S OPINION:	$15,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3155
APPLICANT:	YANG, YAO RONG
PARCEL NO.:	7076 017
PARCEL ADDRESS:	0219 VERNON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$630,729.00
APPLICANT'S OPINION:	$543,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, August 20, 2014, at 9:30 a.m.

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Present: Ed Campaña, Mervin Conlan and Louisa Mendoza

Quorum present

Chairperson: : Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 and 2013 assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3673	Kristopher Hauch	Submitted
2012-4959	Lois Wong	Postponed at Hearing
2013-0359	Brian Goodwin	Submitted
2013-1006	Xing Chi Xi	Submitted
2013-3047	Yao Rong Yang	Submitted
2013-3155	Yao Rong Yang	Submitted

At the hour of 11:43 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:59 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3673	Kristopher Hauch	A.V. Lowered (Board)
2013-0359	Brian Goodwin	A.V. Lowered (Board)
2013-1006	Xing Chi Xi	A.V. Lowered (Board)
2013-3047	Yao Rong Yang	A.V. Lowered (Board)
2013-3155	Yao Rong Yang	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2012 and 2013 assessment rolls year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4812	Mario Gentile	Denied-No Show
2013-0541	Viet Vu	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2655	Benjamin Ley	Postponed
2012-4589	Ken Leung	Withdrawn

There being no further business, the Board, at the hour of 12:03 p.m., recessed to reconvene Monday, August 25, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, September 3, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, August 21, 2014
1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5927
APPLICANT:	PRICE, ARETHA REVOCABLE TRUST
PARCEL NO.:	5387 003A
PARCEL ADDRESS:	1618 WALLACE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$230,865.00
APPLICANT'S OPINION:	$36,203.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3608
APPLICANT:	HAMM, BETH
PARCEL NO.:	0515 022A
PARCEL ADDRESS:	3122 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,390,688.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5088
APPLICANT:	KOBAYASHI, DIONE
PARCEL NO.:	3729 079
PARCEL ADDRESS:	0223 - 0225 9TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,073,146.00
APPLICANT'S OPINION:	$1,004,157.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5089
APPLICANT:	KOBAYASHI, DIONE
PARCEL NO.:	3729 079
PARCEL ADDRESS:	0223 - 0225 9TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,094,604.00
APPLICANT'S OPINION:	$1,024,237.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5259
APPLICANT:	PODOLSKY, JOHN
PARCEL NO.:	0749 002B
PARCEL ADDRESS:	1119 WEBSTER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,020,000.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0029
APPLICANT:	PANG FAMILY TRUST
PARCEL NO.:	0210A030
PARCEL ADDRESS:	0946 STOCKTON ST, 6F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$585,617.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0585
APPLICANT:	DEPIERRIS, MARTA
PARCEL NO.:	0565 017
PARCEL ADDRESS:	2654 - 2658 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,054,479.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0885
APPLICANT:	PODOLSKY, JOHN
PARCEL NO.:	0749 002B
PARCEL ADDRESS:	1119 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,020,000.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, August 21, 2014, at 1:30 p.m.

Present: Edward Campaña, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-5927	Aretha Price Revocable Trust	Approved Verbal Stipulation to amend the reassessment event date from August 19, 2004 to November 3, 2006 for the change in ownership at issue. Reschedule application for valuation hearing within 30 days.
2012-3608	Beth Hamm	Submitted
2012-5259	John Podolsky	Submitted
2013-0029	Pang Family Trust	Submitted
2013-0585	Marta DePierris	Submitted
2013-0885	John Podolsky	Submitted

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment rolls having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5088	Dione Kobayashi	Withdrawn
2012-5089	Dione Kobayashi	Withdrawn

There being no further business, the Board, at the hour of 5:03 p.m., recessed to reconvene Tuesday, August 26, 2014 at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on August 26, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, August 25, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5206
APPLICANT:	BUCKLEY, KATHERINE
PARCEL NO.:	6690 020
PARCEL ADDRESS:	0280 ARLINGTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5308
APPLICANT:	DUESTERBERG, EDWARD
PARCEL NO.:	6596 050
PARCEL ADDRESS:	0199 TIFFANY ST, #309
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$660,000.00
APPLICANT'S OPINION:	$435,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5456
APPLICANT:	SILES, JODY
PARCEL NO.:	6596 044
PARCEL ADDRESS:	0199 TIFFANY AVE, #303
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$650,000.00
APPLICANT'S OPINION:	$460,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5502
APPLICANT:	TANG, LING FUNG
PARCEL NO.:	7220 013
PARCEL ADDRESS:	2924 19TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$930,000.00
APPLICANT'S OPINION:	$765,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5505
APPLICANT:	LEE, WEN CHUAN
PARCEL NO.:	7173 023
PARCEL ADDRESS:	0043 SANTA CRUZ AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$385,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0024
APPLICANT:	KIM, THEODORE
PARCEL NO.:	5501 003
PARCEL ADDRESS:	1308 - 1310 SHOTWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,183,993.00
APPLICANT'S OPINION:	$875,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0337
APPLICANT:	DE LA PAZ, JR., ISAAC
PARCEL NO.:	4228 055
PARCEL ADDRESS:	1207 INDIANA ST, #18
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$809,006.00
APPLICANT'S OPINION:	$585,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0456
APPLICANT:	KAN, AMELIA WAI
PARCEL NO.:	1598 046
PARCEL ADDRESS:	4525 BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$667,312.00
APPLICANT'S OPINION:	$461,642.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0460
APPLICANT:	KAN, AMELIA
PARCEL NO.:	1598 046
PARCEL ADDRESS:	4525 BALBOA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$641,400.00
APPLICANT'S OPINION:	$452,592.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0556
APPLICANT:	SILES, JODY
PARCEL NO.:	6596 044
PARCEL ADDRESS:	0199 TIFFANY AVE, #303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$650,000.00
APPLICANT'S OPINION:	$460,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 25, 2014, at 1:30 p.m.

Present: John Lee, Shawn Ridgell and Scott Spertzel

Quorum present

Chairperson: Joh Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5206	Katherine Buckley	Submitted
2012-5308	Edward Duesterberg	Submitted
2012-5456	Jody Siles	Submitted
2012-5502	Ling Fung Tang	Submitted
2012-5505	Wen Chuan Lee	Submitted
2013-0024	Theodore Kim	Submitted
2013-0337	Isaac De La Paz, Jr.	Submitted
2013-0456	Amelia Wai Kan	Submitted
2013-0460	Amelia Kan	Submitted
2013-0556	Jody Siles	Submitted

At the hour of 4:58 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 5:32 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5206	Katherine Buckley	A.V. Lowered (Board)
2012-5308	Edward Duesterberg	A.V. Lowered (Board)
2012-5456	Jody Siles	A.V. Lowered (Board)
2012-5502	Ling Fung Tang	A.V. Lowered (Board)
2012-5505	Wen Chuan Lee	A.V. Lowered (Board)
2013-0024	Theodore Kim	A.V. Lowered (Board)
2013-0337	Isaac De La Paz, Jr.	A.V. Lowered (Board); 2-1 vote with Member Ridgell dissenting
2013-0456	Amelia Wai Kan	Denied
2013-0460	Amelia Kan	Denied
2013-0556	Jody Siles	Denied

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There being no further business, the Board, at the hour of 5:35 p.m., recessed to reconvene Wednesday, August 27, 2014 at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Thursday, September 11, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 26, 2014 To Wednesday, August 27, 2014
9:30 AM (ALL DAY)

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1218
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2009203052
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,279,116.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1219
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2009207460
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$84,307,905.00
APPLICANT'S OPINION:	$42,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1220
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2009207466
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$20,093,992.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5042
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST
PARCEL NO.:	2010209756
PARCEL ADDRESS:	0400 HOWARD ST,
TOPIC:	
CURRENT ASSESSMENT:	$101,806,081.00
APPLICANT'S OPINION:	$51,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5046
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST
PARCEL NO.:	2010209753
PARCEL ADDRESS:	0405 HOWARD ST,
TOPIC:	
CURRENT ASSESSMENT:	$19,328,087.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5047
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST
PARCEL NO.:	2010207639
PARCEL ADDRESS:	0045 FREMONT ST, 3300
TOPIC:	
CURRENT ASSESSMENT:	$10,772,166.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4483
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST
PARCEL NO.:	2011203508
PARCEL ADDRESS:	0050 CALIFORNIA ST, 0200
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,186,175.00
APPLICANT'S OPINION:	$3,150,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4484
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST
PARCEL NO.:	2011210254
PARCEL ADDRESS:	0400 HOWARD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$99,218,815.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4485
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST
PARCEL NO.:	2011210253
PARCEL ADDRESS:	0405 HOWARD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$18,112,677.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4486
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST
PARCEL NO.:	2011208380
PARCEL ADDRESS:	0045 FREMONT ST, 3300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$10,376,556.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3263
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST
PARCEL NO.:	2012207238
PARCEL ADDRESS:	0400 HOWARD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$97,703,030.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3267
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST
PARCEL NO.:	2012207237
PARCEL ADDRESS:	0405 HOWARD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$17,226,727.00
APPLICANT'S OPINION:	$5,600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3268
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST
PARCEL NO.:	2012205716
PARCEL ADDRESS:	0045 FREMONT ST, 3300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,998,064.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, August 26, 2014, at 9:30 a.m.

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Present: Diane Robinson, Yosef Tahbazof and Eugene Valla

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1218	Barclays Global Investors	Withdrawn at Hearing
2009-1219	Barclays Global Investors	Stipulation Agreement Approved
2009-1220	Barclays Global Investors	Stipulation Agreement Approved
2010-5042	Blackrock Institutional Trust	Stipulation Agreement Approved
2010-5046	Blackrock Institutional Trust	Stipulation Agreement Approved
2010-5047	Blackrock Institutional Trust	Withdrawn at Hearing
2011-4483	Blackrock Institutional Trust	Withdrawn at Hearing
2011-4484	Blackrock Institutional Trust	Stipulation Agreement Approved
2011-4485	Blackrock Institutional Trust	Stipulation Agreement Approved
2011-4486	Blackrock Institutional Trust	Withdrawn at Hearing
2012-3263	Blackrock Institutional Trust	Stipulation Agreement Approved
2012-3267	Blackrock Institutional Trust	Stipulation Agreement Approved
2012-3268	Blackrock Institutional Trust	Withdrawn at Hearing

There being no further business, the Board, at the hour of 10:43 a.m., recessed to reconvene Thursday, August 28, 2014 at 1:30 p.m.

Dawn Duran

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on August 28, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, August 27, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5789
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900237
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$1,320,810.00
APPLICANT'S OPINION:	$1,092,473.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5790
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900236
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$296,771.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5791
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900235
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$299,645.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5792
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900234
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$311,864.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5793
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900241
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$181,340.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5794
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900240
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$199,113.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5795
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900239
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$201,381.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5796
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900238
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$202,539.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4821
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011203166
PARCEL ADDRESS:	0636 CLAY ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,593,868.00
APPLICANT'S OPINION:	$1,058,562.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4822
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011205771
PARCEL ADDRESS:	1499 WEBSTER ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,880,633.00
APPLICANT'S OPINION:	$1,286,279.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2198
APPLICANT:	KASIMA, LLC
PARCEL NO.:	2012207681
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,459,913.00
APPLICANT'S OPINION:	$1,954,344.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2566
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2012203957
PARCEL ADDRESS:	1499 WEBSTER ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,775,456.00
APPLICANT'S OPINION:	$1,142,167.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2567
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2012202078
PARCEL ADDRESS:	0636 CLAY ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,514,357.00
APPLICANT'S OPINION:	$956,627.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3697
APPLICANT:	PRESIDIO SURGERY CENTER, LLC
PARCEL NO.:	2012204734
PARCEL ADDRESS:	1635 DIVISADERO ST, 0200
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,531,258.00
APPLICANT'S OPINION:	$2,133,541.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, August 28, 2014
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3444
APPLICANT:	CHAN, KEN
PARCEL NO.:	2432 018
PARCEL ADDRESS:	2570 32ND AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$825,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4750
APPLICANT:	MOMIROV REVOC TRUST
PARCEL NO.:	0955 008
PARCEL ADDRESS:	2806 - 2808 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,998,347.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5289
APPLICANT:	NG, SING WAH
PARCEL NO.:	1452 033
PARCEL ADDRESS:	0342 21ST AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$295,549.00
APPLICANT'S OPINION:	$230,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5290
APPLICANT:	NG, SING WAH
PARCEL NO.:	1452 033
PARCEL ADDRESS:	0342 21ST AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$47,100.00
APPLICANT'S OPINION:	$28,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5291
APPLICANT:	NG, SING WAH
PARCEL NO.:	1452 033
PARCEL ADDRESS:	0342 21ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$888,946.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0490
APPLICANT:	HYLAND, CLARE
PARCEL NO.:	3589 056
PARCEL ADDRESS:	0171 - 0175 LEXINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,437,554.00
APPLICANT'S OPINION:	$964,400.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0591
APPLICANT:	WONG, ANN SIU HUNG
PARCEL NO.:	6278 012
PARCEL ADDRESS:	0654 VIENNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0683
APPLICANT:	OO, TUN
PARCEL NO.:	2427 022
PARCEL ADDRESS:	2550 27TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$840,000.00
APPLICANT'S OPINION:	$690,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0821
APPLICANT:	REA, DAVID
PARCEL NO.:	1405 050
PARCEL ADDRESS:	6641 - 6647 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,806,038.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, August 28, 2014, at 9:30 a.m.

Present: Louisa Mendoza, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting various assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5289	Sing Wah Ng	Submitted
2012-5290	Sing Wah Ng	Submitted
2012-5291	Sing Wah Ng	Submitted
2013-0490	Clare Hyland	Submitted
2013-0591	Ann Siu Hung Wong	Submitted
2013-0821	David Rea	Continued

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3444	Ken Chan	Withdrawn
2012-4750	Momirov Revoc Trust	Postponed
2013-0683	Tun Oo	Withdrawn

There being no further business, the Board, at the hour of 12:18 p.m., recessed to reconvene Wednesday, September 3, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, September 10, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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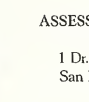

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, AUGUST 28, 2014
12:00 – 1:15 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session to deliberate and take possible action on the below listed applications that were taken under submission on August 21, 2014.(pursuant to Revenue and Taxation code sections 1605.4):

A) APPLICATION: 2012-3608

APPLICANT:	HAMM, BETH
PARCEL NO.:	0515 022A
PARCEL ADDRESS:	3122 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,390,688.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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B) APPLICATION: 2012-5259

APPLICANT:	PODOLSKY, JOHN
PARCEL NO.:	0749 002B
PARCEL ADDRESS:	1119 WEBSTER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,020,000.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

C) APPLICATION: 2013-0029

APPLICANT:	PANG FAMILY TRUST
PARCEL NO.:	0210A030
PARCEL ADDRESS:	0946 STOCKTON ST, #6F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$585,617.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

D) APPLICATION: 2013-0585

APPLICANT:	DEPIERRIS, MARTA
PARCEL NO.:	0565 017
PARCEL ADDRESS:	2654 - 2658 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,054,479.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

E) APPLICATION: 2013-0885

APPLICANT:	PODOLSKY, JOHN
PARCEL NO.:	0749 002B
PARCEL ADDRESS:	1119 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,020,000.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access - Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances.

Assistive listening devices are available upon request at the Assessment Appeals Board office, Room 405. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

Language Interpreters - Requests must be received at least 48 hours in advance of the meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184.

Aviso en Español: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯　必須在會議前最少四十八小時提出要求
請電　(415) 554-7719

*** Public comment will be taken on every item on the agenda.**

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, August 28, 2014, at 12:20 p.m.

Present: Edward Campaña, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

With no public present for comment, the Board went into closed session at the hour of 12:23 p.m. to deliberate the below listed applications which were taken under submission on August 21, 2014.

At the hour of 1:03 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3608	Beth Hamm	A.V. Lowered (Board)
2012-5259	John Podolsky	A.V. Lowered (Board)
2013-0029	Pang Family Trust	A.V. Lowered (Board)
2013-0585	Marta Depierris	A.V. Lowered (Board)
2013-0885	John Podolsky	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 1:05 p.m. recessed to reconvene later this same day, Thursday, August 28, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, September 8, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, August 28, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4366
APPLICANT:	BARR, DUGAN AND TERRY TRUST 2007
PARCEL NO.:	0166 015
PARCEL ADDRESS:	0733 FRONT ST, #205
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,367,838.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4379
APPLICANT:	ROBINSON, PETER
PARCEL NO.:	2617 003
PARCEL ADDRESS:	0033 ASHBURY TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,105,426.00
APPLICANT'S OPINION:	$1,510,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4387
APPLICANT:	SCHAN, MICHAEL
PARCEL NO.:	4268 045
PARCEL ADDRESS:	2889 24TH ST, UNIT 2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$670,929.00
APPLICANT'S OPINION:	$522,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4388
APPLICANT:	SCHNEIDERMAN, ROY
PARCEL NO.:	1550 057
PARCEL ADDRESS:	0537 07TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,145,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4394
APPLICANT:	SNOW, RODERICK
PARCEL NO.:	0547 037
PARCEL ADDRESS:	1438 GREEN ST, 5A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,199,996.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4473
APPLICANT:	LAPIDOS, JACK
PARCEL NO.:	5523 044
PARCEL ADDRESS:	0055 MANCHESTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,390,822.00
APPLICANT'S OPINION:	$1,050,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4482
APPLICANT:	MITCHELL, JOHN
PARCEL NO.:	5982 001
PARCEL ADDRESS:	2600 - 2602 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$915,027.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, August 28, 2014, at 1:35 p.m.

Present: Edward Campaña, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 roll year being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4366	Dugan & Terry Barr Trust	Submitted
2012-4379	Peter Robinson	Submitted
2012-4387	Michael Schan	Submitted
2012-4388	Roy Schneiderman	Submitted
2012-4394	Roderick Snow	Application Reinstated

At the hour of 3:20 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:48 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4366	Dugan & Terry Barr Trust	A.V. Lowered (Board)
2012-4379	Peter Robinson	A.V. Lowered (Board)
2012-4387	Michael Schan	A.V. Lowered (Board)
2012-4388	Roy Schneiderman	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2012 roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4473	Jack Lapidos	Postponed
2012-4482	John Mitchell	Postponed

There being no further business, the Board, at the hour of 3:54 p.m., recessed to reconvene Tuesday, September 2, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on September 12, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
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1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, September 2, 2014
9:30 AM

The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3073
APPLICANT:	PAUL SMITH, INC.
PARCEL NO.:	0310 024
PARCEL ADDRESS:	0046 - 0054 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,495,663.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
AUG 27 2014
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5318
APPLICANT:	COSGROVE, WILLIAM
PARCEL NO.:	0604 005
PARCEL ADDRESS:	2425 BUCHANAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,500,000.00
APPLICANT'S OPINION:	$2,375,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5319
APPLICANT:	COSGROVE, WILLIAM
PARCEL NO.:	0604 005
PARCEL ADDRESS:	2425 BUCHANAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,500,000.00
APPLICANT'S OPINION:	$2,375,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5532
APPLICANT:	PAUL SMITH, INC.
PARCEL NO.:	0310 024
PARCEL ADDRESS:	0046 - 0054 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$12,109,817.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5533
APPLICANT:	PAUL SMITH, INC.
PARCEL NO.:	0310 024
PARCEL ADDRESS:	0046 - 0054 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$13,636,588.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND BASE YEAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5534
APPLICANT:	PAUL SMITH, INC.
PARCEL NO.:	0310 024
PARCEL ADDRESS:	0046 - 0054 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$14,111,584.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	3RD BASE YEAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0003
APPLICANT:	CHAN-SEW, RAPHAEL
PARCEL NO.:	2013701271
PARCEL ADDRESS:	
TOPIC:	Other
CURRENT ASSESSMENT:	$414,000.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0018
APPLICANT:	STULL, SALLY
PARCEL NO.:	3755 085
PARCEL ADDRESS:	0015 BRUSH PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$949,031.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0019
APPLICANT:	STULL, SALLY
PARCEL NO.:	3755 086
PARCEL ADDRESS:	0017 - 0017V BRUSH PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$806,472.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0119
APPLICANT:	MAIONCHI, DOMINIC
PARCEL NO.:	2013700669
PARCEL ADDRESS:	0003-BERTH 439/40',
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,722.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0171
APPLICANT:	ROMANO, JAMES
PARCEL NO.:	0595 017
PARCEL ADDRESS:	1650 JACKSON, 101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,023,994.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0203
APPLICANT:	STEWART, DAVID
PARCEL NO.:	3752 394
PARCEL ADDRESS:	0821 FOLSOM ST, #101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,553,656.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0316
APPLICANT:	MARIANI, CLAUDIO
PARCEL NO.:	0175 011
PARCEL ADDRESS:	0478 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,208,413.00
APPLICANT'S OPINION:	$1,470,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0381
APPLICANT:	MCAULEY, LAURENCE
PARCEL NO.:	0539 026
PARCEL ADDRESS:	2271 - 2275 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,883,192.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3008
APPLICANT:	PAUL SMITH, INC.
PARCEL NO.:	0310 024
PARCEL ADDRESS:	0046 - 0054 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,785,571.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
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CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, September 2, 2014, at 9:30 a.m.

Present: Jeff Morris, Eugene Valla and Mark Watts

Quorum present

Chairperson: Jeff Morris, Presiding

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9/2/14

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5318	William Cosgrove	Submitted
2012-5319	William Cosgrove	Submitted
2013-0119	Dominic Maionchi	Continued

At the hour of 11:23 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:42 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5318	William Cosgrove	A.V. Lowered (Board)
2012-5319	William Cosgrove	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0003	Raphael Chan-Sew	Denied-No Show
2013-0018	Sally Stull	Denied-No Show
2013-0019	Sally Stull	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3073	Paul Smith, Inc.	Postponed
2012-5532	Paul Smith, Inc.	Postponed
2012-5533	Paul Smith, Inc.	Postponed

Appeal No.	Name	Disposition (Continued)
2012-5534	Paul Smith, Inc.	Postponed
2013-0171	James Romano	Withdrawn
2013-0203	David Stewart	Withdrawn
2013-0316	James Romano	Withdrawn
2013-0381	Laurence McAuley	Withdrawn
2013-3008	Paul Smith, Inc.	Postponed

There being no further business, the Board, at the hour of 11:47 a.m., recessed to reconvene Monday, September 8, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, September 9, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, September 3, 2014
9:30 AM

The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4325
APPLICANT:	MARTIN, JOHN
PARCEL NO.:	3977 017
PARCEL ADDRESS:	2015 - 2019 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,955,549.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0491
APPLICANT:	MIN, LEI QI
PARCEL NO.:	6362 006
PARCEL ADDRESS:	0124 GARRISON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$456,169.00
APPLICANT'S OPINION:	$360,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0506
APPLICANT:	VOTRUBA, JOHN
PARCEL NO.:	0106 038
PARCEL ADDRESS:	0218 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,687,511.00
APPLICANT'S OPINION:	$2,404,777.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0563
APPLICANT:	EMASA, BUENAVENTURA
PARCEL NO.:	6357 025
PARCEL ADDRESS:	0324 ARGONAUT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$643,654.00
APPLICANT'S OPINION:	$365,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0590
APPLICANT:	VAN NESS HOTELS PARTNERS LLC
PARCEL NO.:	0715 009
PARCEL ADDRESS:	1050 - 1066 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,318,878.00
APPLICANT'S OPINION:	$12,750,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0684
APPLICANT:	CHEUNG, CHING HO
PARCEL NO.:	1436 002
PARCEL ADDRESS:	0311 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,891,924.00
APPLICANT'S OPINION:	$1,350,711.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0694
APPLICANT:	MARTIN, JOHN
PARCEL NO.:	3977 017
PARCEL ADDRESS:	2015 - 2019 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,994,659.00
APPLICANT'S OPINION:	$1,643,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0723
APPLICANT:	SHIREMAN / ICHIKAWA FAMILY TRUST
PARCEL NO.:	5678 029
PARCEL ADDRESS:	0428 - 0430 CORTLAND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,626,553.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0788
APPLICANT:	DENTAL PROPERTIES LLC
PARCEL NO.:	6745 044
PARCEL ADDRESS:	0590 BOSWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,744,814.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0790
APPLICANT:	BAYSHORE WAREHOUSE ASSOC LLC
PARCEL NO.:	5596 015
PARCEL ADDRESS:	0400 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,319,627.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0800
APPLICANT:	BAKHTIARY, YOSHIKO
PARCEL NO.:	2013400238
PARCEL ADDRESS:	2901 BRYANT ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$356,246.00
APPLICANT'S OPINION:	$6,450.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0816
APPLICANT:	CHEONG, JUDY
PARCEL NO.:	1437 039
PARCEL ADDRESS:	0441 - 0445 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,677,046.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0819
APPLICANT:	CHEONG, JUDY
PARCEL NO.:	1449 020
PARCEL ADDRESS:	5322 - 5328 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,768,024.00
APPLICANT'S OPINION:	$2,200,480.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0820
APPLICANT:	LIM, SUN
PARCEL NO.:	1438 024
PARCEL ADDRESS:	0368 7TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,870,432.00
APPLICANT'S OPINION:	$1,425,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0834
APPLICANT:	CHAN, DAVID
PARCEL NO.:	2410 029C
PARCEL ADDRESS:	0533 - 0535 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,180,940.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0835
APPLICANT:	DUARIO, DICKSON
PARCEL NO.:	6357 026
PARCEL ADDRESS:	0330 ARGONAUT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$448,030.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0859
APPLICANT:	OLIVER, JENNIFER
PARCEL NO.:	4107 022
PARCEL ADDRESS:	0901 MINNESOTA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,611,191.00
APPLICANT'S OPINION:	$1,789,555.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, September 3, 2014, at 9:40 a.m.

Present: Ed Campaña, Mervin Conlan and Louisa Mendoza

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-4325	John Martin	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-0723	Shireman/Ichikawa Family Tr	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0491	Lei Qi Min	Withdrawn
2013-0506	John Votruba	Withdrawn
2013-0563	Buenaventura Emasa	Withdrawn
2013-0590	Van Ness Hotels Partners LLC	Postponed
2013-0684	Ching Ho Cheung	Withdrawn
2013-0694	John Martin	Postponed
2013-0788	Dental Properties LLC	Withdrawn
2013-0790	Bayshore Warehouse Assoc	Withdrawn
2013-0800	Yoshiko Bakhtiary	Withdrawn
2013-0816	Judy Cheong	Withdrawn
2013-0819	Judy Cheong	Withdrawn
2013-0820	Sun Lim	Withdrawn
2013-0834	David Chan	Withdrawn
2013-0835	Dickson Duario	Withdrawn
2013-0859	Jennifer Oliver	Withdrawn

There being no further business, the Board, at the hour of 10:05 a.m., recessed to reconvene Monday, September 8, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, September 5, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, SEPTEMBER 4, 2014
10:00 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review documents, deliberate and take possible action on the below listed applications that were taken under submission on August 14, 2014 (pursuant to Revenue and Taxation code sections 1605.4):

A) APPLICATION: 2012-5313

APPLICANT:	LIN, PANSY
PARCEL NO.:	2022 018J
PARCEL ADDRESS:	2030 NORIEGA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$720,000.00
APPLICANT'S OPINION:	$157,476.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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B) APPLICATION: 2012-5331

APPLICANT:	KETELAAR, LARRY
PARCEL NO.:	6763 007
PARCEL ADDRESS:	0065 NORDHOFF ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$303,731.00
APPLICANT'S OPINION:	$127,473.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, September 5, 2014
9:30 AM (ALL DAY)

The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0275
APPLICANT:	SP4 MISSION BAY, LP
PARCEL NO.:	8721 010
PARCEL ADDRESS:	0500 TERRY A. FRANCOIS BL,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$149,000,000.00
APPLICANT'S OPINION:	$135,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2819
APPLICANT:	HEI SAN FRANCISCO, LLC
PARCEL NO.:	0229 020
PARCEL ADDRESS:	0375 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$142,063,671.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3370
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	2010700949
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$420,926,342.00
APPLICANT'S OPINION:	$175,751,600.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4904
APPLICANT:	SP4 MISSION BAY
PARCEL NO.:	8721 010
PARCEL ADDRESS:	0500 TERRY A. FRANCOIS BL ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$151,619,807.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5285
APPLICANT:	SP4 MISSION BAY LP
PARCEL NO.:	8721 010
PARCEL ADDRESS:	0500 TERRY A. FRANCOIS BL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$151,980,000.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3807
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	2011700901
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$424,095,917.00
APPLICANT'S OPINION:	$180,052,100.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3137
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	2012700905
PARCEL ADDRESS:	0055 FOURTH STREET LTS 95,116-17 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$432,577,835.00
APPLICANT'S OPINION:	$277,235,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 400, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, SEPTEMBER 5, 2014
9:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review additional documents submitted by Taxpayer in response to the Board's July 10, 2014 request, to deliberate and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2012-5065
APPLICANT:	SF 3783 20th STREET, LLC
PARCEL NO.:	3607 060
PARCEL ADDRESS:	3783 20TH ST.
TOPIC:	Base Year Value/Change in Ownership
CURRENT ASSESSMENT:	$2,840,000
APPLICANT'S OPINION:	$2,500,000
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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翻譯　必須在會議前最少四十八小時提出要求
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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, September 5, 2014, at 9:30 a.m.

Present: Richard Lee, Joyce Lewis and Louisa Mendoza

Quorum present

Chairperson: Richard Lee, Presiding

Deputy City Attorney Zachary A. Porianda

With no public present for comment, the Board went into closed session at the hour of 9:33 a.m. to consult with legal counsel and to review additional documents submitted by Taxpayer in response to the Boards' request, to deliberate and take possible action on the below listed application.

At the hour of 11:04 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-5065	SF 3783 20th STREET, LLC	Denied

There being no further business, the Board, at the hour of 11:10 a.m. recessed to reconvene Monday, September 8, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, September 10, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, September 8, 2014
9:30 AM

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9/8/14

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0470
APPLICANT:	2550 VAN NESS SF, LLC
PARCEL NO.:	0526 021
PARCEL ADDRESS:	2550 VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$22,730,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0471
APPLICANT:	2550 VAN NESS SF, LLC
PARCEL NO.:	0526 021
PARCEL ADDRESS:	2550 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,730,000.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0472
APPLICANT:	2550 VAN NESS SF, LLC
PARCEL NO.:	0526 021
PARCEL ADDRESS:	2550 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,184,600.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0473
APPLICANT:	2550 VAN NESS SF, LLC
PARCEL NO.:	0526 021
PARCEL ADDRESS:	2550 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,129,652.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5052
APPLICANT:	TR 55 FRANCISCO LLC c/o KBS REALTY
PARCEL NO.:	0056 007
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,821,701.00
APPLICANT'S OPINION:	$7,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5055
APPLICANT:	TR 55 FRANCISCO LLC c/o KBS REALTY
PARCEL NO.:	0056 008
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,643,402.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4850
APPLICANT:	TRS FUND IV/55 FRANCISCO LLC/KBS REIT
PARCEL NO.:	0056 007
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,933,306.00
APPLICANT'S OPINION:	$7,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4853
APPLICANT:	TRS FUND IV/55 FRANCISCO LLC/KBS REIT
PARCEL NO.:	0056 008
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,866,615.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5152
APPLICANT:	LEXINGTON LION SF
PARCEL NO.:	3957 003
PARCEL ADDRESS:	1950 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,253,266.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4013
APPLICANT:	LEXINGTON LION SF
PARCEL NO.:	3957 003
PARCEL ADDRESS:	1950 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$40,038,330.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5292
APPLICANT:	CHANG, RYAN
PARCEL NO.:	0494 007
PARCEL ADDRESS:	1818 - 1820 LOMBARD ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$427,000.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5293
APPLICANT:	CHANG, RYAN
PARCEL NO.:	0494 007
PARCEL ADDRESS:	1818 - 1820 LOMBARD ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$248,775.00
APPLICANT'S OPINION:	$70,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5294
APPLICANT:	CHANG, RYAN
PARCEL NO.:	0494 007
PARCEL ADDRESS:	1818 - 1820 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,204,826.00
APPLICANT'S OPINION:	$1,850,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, September 8, 2014, at 9:30 a.m.

Present: Richard Lee, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5052	TR 55 Francisco LLC	Verbal Stipulation Approved
2010-5055	TR 55 Francisco LLC	Verbal Stipulation Approved
2011-4850	TRS Fund IV/55 Francisco LLC	Postponed at Hearing
2011-4853	TRS Fund IV/55 Francisco LLC	Postponed at Hearing

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0470	2550 Van Ness SF, LLC	Withdrawn
2010-0471	2550 Van Ness SF, LLC	Withdrawn
2010-0472	2550 Van Ness SF, LLC	Withdrawn
2010-0473	2550 Van Ness SF, LLC	Withdrawn
2011-5152	Lexington Lion SF	Postponed
2012-4013	Lexington Lion SF	Postponed
2012-5292	Ryan Chang	Withdrawn
2012-5293	Ryan Chang	Withdrawn
2012-5294	Ryan Chang	Withdrawn

There being no further business, the Board, at the hour of 10:20 a.m., recessed to reconvene Tuesday, September 9, 2014, at 8:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Tuesday, September 9, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, September 8, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0162
APPLICANT:	TOM, JACKIE
PARCEL NO.:	1201 010
PARCEL ADDRESS:	1314 - 1318 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,385,504.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0194
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	1011 011
PARCEL ADDRESS:	3650 - 3664 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,799,985.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
SEP 04 2014
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0197
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	3537 025
PARCEL ADDRESS:	0750 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,052,539.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0199
APPLICANT:	HUA, ANDY
PARCEL NO.:	2353 014
PARCEL ADDRESS:	1444 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,887,119.00
APPLICANT'S OPINION:	$1,100,437.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0201
APPLICANT:	GOHEL, ANAND
PARCEL NO.:	1222 025
PARCEL ADDRESS:	1000 - 1004 MASONIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,403,615.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0207
APPLICANT:	TAN, BENNY
PARCEL NO.:	1781 046
PARCEL ADDRESS:	2533 - 2537 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,842,193.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0212
APPLICANT:	CHIN, PETER
PARCEL NO.:	3569 008
PARCEL ADDRESS:	2044 - 2046 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$889,150.00
APPLICANT'S OPINION:	$601,356.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0215
APPLICANT:	CHIN, PETER
PARCEL NO.:	4146 015A
PARCEL ADDRESS:	0992 - 0998 FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$965,504.00
APPLICANT'S OPINION:	$509,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0219
APPLICANT:	CHIN, PETER
PARCEL NO.:	3569 007
PARCEL ADDRESS:	2040 - 2042 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,110,706.00
APPLICANT'S OPINION:	$600,962.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0224
APPLICANT:	CHIANG, YU-HUNG
PARCEL NO.:	1378 004
PARCEL ADDRESS:	0129 18TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,338,660.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1118
APPLICANT:	KANG, PING QI
PARCEL NO.:	1609 021F
PARCEL ADDRESS:	0700 36TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,673,192.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1254
APPLICANT:	1043 VALENCIA ST, LLC
PARCEL NO.:	3616 070
PARCEL ADDRESS:	1043 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,093,080.00
APPLICANT'S OPINION:	$540,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, SEPTEMBER 9, 2014
8:30 – 9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review documents, deliberate and take possible action on the below listed applications that were taken under submission on August 14, 2014 (pursuant to Revenue and Taxation code sections 1605.4):

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A) APPLICATION: 2012-5313

APPLICANT:	LIN, PANSY
PARCEL NO.:	2022 018J
PARCEL ADDRESS:	2030 NORIEGA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$720,000.00
APPLICANT'S OPINION:	$157,476.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

B) APPLICATION: 2012-5331

APPLICANT:	KETELAAR, LARRY
PARCEL NO.:	6763 007
PARCEL ADDRESS:	0065 NORDHOFF ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$303,731.00
APPLICANT'S OPINION:	$127,473.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
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Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the Closed Session Meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, September 9, 2014, at 8:30 a.m.

Present: Jeff Morris, Diane Robinson and Eugene Valla

Quorum present

Chairperson: Jeff Morris, Presiding

Deputy City Attorney Zachary A. Porianda

With no public present for comment, the Board went into closed session at the hour of 8:32 a.m. to consult with legal counsel and to review documents, deliberate and take possible action on the below listed applications.

At the hour of 9:18 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5313	Pansy Lin	Board ruled that taxpayer overcame the Deed presumption under California evidence code §662 for exclusion of reassessment; as a result, the supplemental assessment shall be cancelled.
2012-5331	Larry Ketelaar	Board denied legal argument regarding no reassessable event; as a result, the change in ownership at issue remains reassessable at 50%.

There being no further business, the Board, at the hour of 9:22 a.m. recessed to reconvene Thursday, September 11, 2014, at 9:30 a.m.

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 1, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, September 10, 2014
1:30 PM

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9/10/14

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0925
APPLICANT:	YANG, RAYMOND
PARCEL NO.:	2409 061
PARCEL ADDRESS:	0631 - 0633 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,501,230.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0980
APPLICANT:	HOOD, PETER
PARCEL NO.:	2013219600
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$276,000.00
APPLICANT'S OPINION:	$45,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1010
APPLICANT:	GOLD, RICHARD
PARCEL NO.:	5419 002
PARCEL ADDRESS:	1600 ARMSTRONG AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,220,729.00
APPLICANT'S OPINION:	$975,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1051
APPLICANT:	HOOD, PETER
PARCEL NO.:	2013219282
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$150,000.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1061
APPLICANT:	QUAN, WILLIAM
PARCEL NO.:	1435 013B
PARCEL ADDRESS:	3900 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,879,200.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1068
APPLICANT:	NGUYEN, KELLY
PARCEL NO.:	1422 017
PARCEL ADDRESS:	1000 - 1004 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,011,281.00
APPLICANT'S OPINION:	$1,316,564.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1093
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 053
PARCEL ADDRESS:	2700 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,351,989.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1094
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 048
PARCEL ADDRESS:	3339 - 3349 23RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,196,793.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1095
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 049
PARCEL ADDRESS:	3327 - 3337 23RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,523,517.00
APPLICANT'S OPINION:	$900,324.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1119
APPLICANT:	NAJARRO, MARIO
PARCEL NO.:	6360 036
PARCEL ADDRESS:	0056 BURR AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$504,968.00
APPLIGANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1154
APPLICANT:	ROVI CORPORATION
PARCEL NO.:	2013215025
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,676,590.00
APPLICANT'S OPINION:	$838,295.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1166
APPLICANT:	SEIDEL, CHARLES
PARCEL NO.:	4011 025
PARCEL ADDRESS:	0594 - 0598 VERMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,626,552.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1197
APPLICANT:	YEE, DAVID
PARCEL NO.:	3638 025
PARCEL ADDRESS:	3180 - 3186 23RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,659,719.00
APPLICANT'S OPINION:	$1,079,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, September 10, 2014, at 1:30 p.m.

Present: Richard Lee, Louisa Mendoza and Joseph Tham

Quorum present

Chairperson: Louisa Mendoza, Presiding

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9/10/14

The following listed applicant for change in the assessed valuation of property affecting 2013 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-1068	Kelly Nguyen	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-1197	David yee	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0925	Raymond Yang	Withdrawn
2013-0980	Peter Hood	Postponed
2013-1010	Richard Gold	Withdrawn
2013-1051	Peter Hood	Postponed
2013-1061	William Quan	Postponed
2013-1093	Kenneth Siu	Withdrawn
2013-1094	Kenneth Siu	Withdrawn
2013-1095	Kenneth Siu	Withdrawn
2013-1119	Mario Najarro	Withdrawn
2013-1154	Rovi Corporation	Postponed
2013-1166	Charles Seidel	Withdrawn

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There being no further business, the Board, at the hour of 2:03 p.m. recessed to reconvene on Thursday, September 11, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, September 22, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, SEPTEMBER 11, 2014
8:30 - 9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to review documents submitted to-date by both parties in preparation for the parties' continued open hearing on the below listed applications scheduled for 9:30 a.m. the same morning (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2007-0581
APPLICANT:	ZORO LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Legal issues regarding Change in Ownership
CURRENT ASSESSMENT:	$43,915,649.00
APPLICANT'S OPINION:	$27,530,865.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access - Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances.

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Aviso en Español: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯　必須在會議前最少四十八小時提出要求
請電　(415) 554-7719

*** Public comment will be taken on every item on the agenda.**

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, September 11, 2014, at 9:00 a.m.

Present: Diane Robinson, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

Deputy City Attorney Zachary Porianda

With no public present for comment, the Board went into closed session with legal counsel at 9:03 a.m. to review all documents submitted to-date regarding legal issues on the change in ownership matter currently before the Board. At the hour of 9:30 a.m., the Board reconvened in open session and announced that no action had been taken during the closed session regarding the below listed application.

At 9:35 a.m., the Board opened the agenda to continue the evidentiary hearing on the change in ownership at issue in the below application. With Assessor's staff representative and its Legal Counsel present, the Board was notified by Applicant's Counsel that the Applicant waives attendance for this hearing.

With no objection or opposition from Assessor's Counsel regarding Applicant's waiver of hearing, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2007-0581	Zoro, LLC	Submitted

At the hour of 10:20 a.m. the Board went into closed session with legal counsel to deliberate and take possible action on the change in ownership at issue in the above-referenced submitted application. The Board reconvened in open session at 10:48 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2007-0581	Zoro, LLC	Denied for No Change in Ownership; Board ruled the change in ownership at issue was a reassessable event; reschedule for valuation hearing

There being no further business, the Board, at the hour of 10:56 p.m. recessed to reconvene Tuesday, September 23, 2014, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Thursday, September 25, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 11, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1377
APPLICANT:	ZORO, LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,041,873.00
APPLICANT'S OPINION:	$29,800,283.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1378
APPLICANT:	ZORO, LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,920,142.00
APPLICANT'S OPINION:	$30,356,651.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1379
APPLICANT:	ZORO, LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$48,878,543.00
APPLICANT'S OPINION:	$30,963,782.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1380
APPLICANT:	ZORO, LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,856,112.00
APPLICANT'S OPINION:	$31,583,056.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0581
APPLICANT:	ZORO LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$43,915,649.00
APPLICANT'S OPINION:	$27,530,865.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, SEPTEMBER 11, 2014
1:30 PM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review parties' proposed findings and drafting the Board's findings for the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: **2012-1102**

APPLICANT:	David B. Rea
PARCEL NO.:	1405 050
PARCEL ADDRESS:	6641-6647 California Street,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,751,024
APPLICANT'S OPINION:	$1,600,000
ASSESSOR'S VALUE @ HEARING:	$2,460,000
BOARD DECISION:	$2,000,000
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE
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翻譯 必須在會議前最少四十八小時提出要求
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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, September 11, 2014, at 1:30 p.m.

Present: Ed Campaña, John Lee and Joseph Tham

Quorum present

Chairperson: John Lee, Presiding

Deputy City Attorney Zachary A. Porianda

With no public present for comment, the Board went into closed session at the hour of 1:33 p.m. to consult with legal counsel, to review parties' proposed findings and to continue drafting the Board's findings, as requested by Applicant for the below listed application.

At the hour of 2:53 p.m. the Board reconvened in open session. With the decision having been previously issued by the Board, no further action was taken by the Board on the original of the respective application:

Appeal No.	Name	Disposition
2012-1102	David B. Rea	Board to continue preparing its Findings of Fact

There being no further business, the Board, at the hour of 2:58 p.m. recessed to reconvene Tuesday, September 16, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, September 16, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, September 16, 2014
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3474
APPLICANT:	JMDH REAL ESTATE OF SF, LLC
PARCEL NO.:	4343 001B
PARCEL ADDRESS:	2121 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,088,042.00
APPLICANT'S OPINION:	$2,379,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3477
APPLICANT:	JMDH REAL ESTATE OF SF, LLC
PARCEL NO.:	4343 002
PARCEL ADDRESS:	2045 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,596,544.00
APPLICANT'S OPINION:	$3,705,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3478
APPLICANT:	JMDH REAL ESTATE OF SF, LLC
PARCEL NO.:	4343 016
PARCEL ADDRESS:	2045 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$467,861.00
APPLICANT'S OPINION:	$137,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3532
APPLICANT:	STUBHUB INC
PARCEL NO.:	2012204380
PARCEL ADDRESS:	0199 FREMONT ST, 3RD FLR
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$11,475,323.00
APPLICANT'S OPINION:	$5,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1269
APPLICANT:	COMSTOCK INVESTMENTS, LLC
PARCEL NO.:	3517 016
PARCEL ADDRESS:	0245 11TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,490,310.00
APPLICANT'S OPINION:	$4,397,788.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1310
APPLICANT:	GOLDEN GATE DISPOSAL COMPANY
PARCEL NO.:	2013210205
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,823,851.00
APPLICANT'S OPINION:	$1,236,427.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1314
APPLICANT:	MIHAL, RADO
PARCEL NO.:	1739 026
PARCEL ADDRESS:	1098 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,919,991.00
APPLICANT'S OPINION:	$1,575,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1323
APPLICANT:	HSU, ARTHUR
PARCEL NO.:	1435 043
PARCEL ADDRESS:	0203 - 0211 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,676,269.00
APPLICANT'S OPINION:	$1,089,573.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1324
APPLICANT:	BIGELOW HOLDINGS, LLC
PARCEL NO.:	5237 033
PARCEL ADDRESS:	1275 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,703,991.00
APPLICANT'S OPINION:	$1,757,594.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1326
APPLICANT:	SOMAR PROPERTIES
PARCEL NO.:	5230 011
PARCEL ADDRESS:	2142 JERROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,450,971.00
APPLICANT'S OPINION:	$2,243,130.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1390
APPLICANT:	STUBHUB INC.
PARCEL NO.:	2013214495
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$12,672,144.00
APPLICANT'S OPINION:	$6,350,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1394
APPLICANT:	JMDH REAL ESTATE OF SF, LLC
PARCEL NO.:	4343 001B
PARCEL ADDRESS:	2121 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,249,802.00
APPLICANT'S OPINION:	$2,475,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1395
APPLICANT:	JMDH REAL ESTATE OF SF, LLC
PARCEL NO.:	4343 016
PARCEL ADDRESS:	2045 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$477,217.00
APPLICANT'S OPINION:	$143,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1396
APPLICANT:	JMDH REAL ESTATE OF SF, LLC
PARCEL NO.:	4343 002
PARCEL ADDRESS:	2045 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,848,474.00
APPLICANT'S OPINION:	$3,854,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1475
APPLICANT:	ALLIANCE HEALTHCARE SERVICES
PARCEL NO.:	2013215802
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$600,487.00
APPLICANT'S OPINION:	$351,792.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, September 16, 2014, at 9:30 a.m.

Present: Mervin Conlan, John Lee and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

SF
A82
#2
9/16/14

Appeal No.	Name	Disposition
2013-1269	Comstock Investments, LLC	Submitted

At the hour of 9:57 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:05 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-1269	Comstock Investments, LLC	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2012 and 2013 assessment rolls having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3474	JMDH Real Estate of SF, LLC	Postponed
2012-3477	JMDH Real Estate of SF, LLC	Postponed
2012-3478	JMDH Real Estate of SF, LLC	Postponed
2012-3532	Stubhub Inc.	Postponed
2013-1310	Golden Gate Disposal Company	Withdrawn
2013-1314	Rado Mihal	Withdrawn
2013-1323	Arthur Hsu	Withdrawn
2013-1324	Bigelow Holdings, LLC	Postponed
2013-1326	Somar Properties	Postponed
2013-1390	Stubhub Inc	Postponed
2013-1394	JMDH Real Estate of SF, LLC	Postponed
2013-1395	JMDH Real Estate of SF, LLC	Postponed
2013-1396	JMDH Real Estate of SF, LLC	Postponed
2013-1475	Alliance Healthcare Services	Withdrawn

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There being no further business, the Board, at the hour of 10:11 a.m., recessed to reconvene Monday, September 22, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, September 24, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, September 22, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3518
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,050,706.00
APPLICANT'S OPINION:	$13,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
SEP 17 2014
Assessment Appeals Board

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SEP 17 2014
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3520
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 040
PARCEL ADDRESS:	2940 PACIFIC AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,317,030.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3521
APPLICANT:	SPERLING IRREVOCABLE TRUST
PARCEL NO.:	0985 011
PARCEL ADDRESS:	3450 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,502,625.00
APPLICANT'S OPINION:	$8,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3593
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,261,926.00
APPLICANT'S OPINION:	$13,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3594
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 040
PARCEL ADDRESS:	2940 PACIFIC AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,379,654.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3596
APPLICANT:	JOHN SPERLING IRREVOCABLE TRUST
PARCEL NO.:	0985 011
PARCEL ADDRESS:	3450 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,641,946.00
APPLICANT'S OPINION:	$8,750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5126
APPLICANT:	K & L GATES LLP
PARCEL NO.:	2011209621
PARCEL ADDRESS:	FOUR EMBARCADERO CENTER, 1200
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,578,748.00
APPLICANT'S OPINION:	$3,289,874.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1661
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 040
PARCEL ADDRESS:	2940 PACIFIC AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,547,246.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1662
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,827,164.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1664
APPLICANT:	JOHN SPERLING IRREVOCABLE TRUST
PARCEL NO.:	0985 011
PARCEL ADDRESS:	3450 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,014,784.00
APPLICANT'S OPINION:	$8,750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1938
APPLICANT:	SALZMAN, ANDREW
PARCEL NO.:	1042 057
PARCEL ADDRESS:	0057 - 0057 IRIS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,756,447.00
APPLICANT'S OPINION:	$1,404,346.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3731
APPLICANT:	K & L GATES LLP
PARCEL NO.:	2012206841
PARCEL ADDRESS:	FOUR EMBARCADERO CENTER , 1200
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,248,799.00
APPLICANT'S OPINION:	$3,124,400.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1470
APPLICANT:	CRAB ADDISON, INC.
PARCEL NO.:	2013213348
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,486,365.00
APPLICANT'S OPINION:	$2,169,584.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1541
APPLICANT:	K & L GATES LLP
PARCEL NO.:	2013217278
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,787,464.00
APPLICANT'S OPINION:	$2,893,732.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1779
APPLICANT:	SPERLING IRREVOCABLE TRUST
PARCEL NO.:	0985 011
PARCEL ADDRESS:	3450 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,395,079.00
APPLICANT'S OPINION:	$8,750,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, September 22, 2014, at 1:30 p.m.

Present: Mervin Conlan, John Lee and Louisa Mendoza

Quorum present

Chairperson: John Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting various assessment roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
ABE
#2
9/22/14

Appeal No.	Name	Disposition
2011-5126	K & L Gates LLP	Postponed at Hearing
2012-1938	Andrew Salzman	Verbal Stipulation Approved
2012-3731	K & L Gates LLP	Postponed at Hearing
2013-1541	K & L Gates LLP	Postponed at Hearing

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3518	Peter Sperling	Postponed
2010-3520	Peter Sperling	Postponed
2010-3521	Sperling Irrevocable Trust	Postponed
2011-3593	Peter Sperling	Postponed
2011-3594	Peter Sperling	Postponed
2011-3596	John Sperling Irrevocable Trust	Postponed
2012-1661	Peter Sperling	Postponed
2012-1662	Peter Sperling	Postponed
2012-1664	John Sperling Irrevocable Trust	Postponed
2013-1470	Crab Addision, Inc.	Withdrawn
2013-1779	Sperling Irrevocable Trust	Postponed

There being no further business, the Board, at the hour of 1:58 p.m. recessed to reconvene on Wednesday, September 24, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, September 24, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, September 24, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5467
APPLICANT:	CALLAN ASSOCIATES, INC.
PARCEL NO.:	2013900624
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,211,958.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

DATE POSTED
SEP 17 2014
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5468
APPLICANT:	CALLAN ASSOCIATES, INC.
PARCEL NO.:	2013900623
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,149,399.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5469
APPLICANT:	CALLAN ASSOCIATES, INC.
PARCEL NO.:	2013900622
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,038,605.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5470
APPLICANT:	CALLAN ASSOCIATES, INC.
PARCEL NO.:	2013900621
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,994,288.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1182
APPLICANT:	HUYNH, SANG
PARCEL NO.:	2343 017
PARCEL ADDRESS:	0424 - 0428 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,309,508.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1238
APPLICANT:	CE ENTERPRISE PARTNERS, LLC
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,257,545.00
APPLICANT'S OPINION:	$22,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1449
APPLICANT:	POTRERO LAUNCH AFFORDABLE LP
PARCEL NO.:	4058 010
PARCEL ADDRESS:	2235 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,327,801.00
APPLICANT'S OPINION:	$1,163,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1467
APPLICANT:	VOLVO CE RENTS INC
PARCEL NO.:	5250 016
PARCEL ADDRESS:	1975 GALVEZ AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,157,280.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1468
APPLICANT:	VOLVO CE RENTS INC
PARCEL NO.:	5559 002
PARCEL ADDRESS:	0125 BAYSHORE BV/101 BARNEVELD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,831,045.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1561
APPLICANT:	UNITED RENTALS NORTH AMERICA INC.
PARCEL NO.:	2013219399
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,259,551.00
APPLICANT'S OPINION:	$5,013,887.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1566
APPLICANT:	VAN, DARIN HIA
PARCEL NO.:	6358 007
PARCEL ADDRESS:	1267 SUNNYDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$400,554.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1571
APPLICANT:	TSANG, EDDIE
PARCEL NO.:	5467 024
PARCEL ADDRESS:	3043 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$380,752.00
APPLICANT'S OPINION:	$265,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1573
APPLICANT:	TSANG, EDDIE
PARCEL NO.:	5467 025
PARCEL ADDRESS:	3045 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$361,783.00
APPLICANT'S OPINION:	$245,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2063
APPLICANT:	VAN, DONALD
PARCEL NO.:	4226 014
PARCEL ADDRESS:	1050 IOWA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$764,058.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2064
APPLICANT:	VAN, DONALD
PARCEL NO.:	4226 016
PARCEL ADDRESS:	1340 25TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$933,854.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, September 24, 2014, at 9:35 a.m.

Present: Ed Campaña, Mervin Conlan and John Lee

Quorum present

Chairperson: John Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

SF
A82
#2
9/24/14

Appeal No.	Name	Disposition
2013-1182	Sang Huynh	Submitted

At the hour of 10:10 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:18 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-1182	Sang Huynh	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1571	Eddie Tsang	Denied-No Show
2013-1573	Eddie Tsang	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various assessment rolls having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5467	Callan Associates, Inc.	Postponed
2012-5468	Callan Associates, Inc.	Postponed
2012-5469	Callan Associates, Inc.	Postponed
2012-5470	Callan Associates, Inc.	Postponed
2013-1238	CE Enterprise Partners, LLC	Postponed
2013-1449	Potrero Launch Affordable LP	Postponed
2013-1467	Volvo CE Rents Inc.	Withdrawn
2013-1468	Volvo CE Rents Inc.	Withdrawn
2013-1561	United Rentals North America	Withdrawn
2013-1566	Darin Hia Van	Withdrawn
2013-2063	Donald Van	Withdrawn
2013-2064	Donald Van	Withdrawn

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There being no further business, the Board, at the hour of 10:23 a.m., recessed to reconvene Tuesday, September 30, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, September 30, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, SEPTEMBER 24, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session to deliberate and take possible action on the below listed applications that were taken under submission on August 28, 2014.(pursuant to Revenue and Taxation code sections 1605.4):

A) APPLICATION: 2012-5289

APPLICANT:	SING WAH NG
PARCEL NO.:	1452 033
PARCEL ADDRESS:	342 21st Ave,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$295,549.00
APPLICANT'S OPINION:	$230,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

B) APPLICATION: 2012-5290

APPLICANT:	SING WAH NG
PARCEL NO.:	1452 033
PARCEL ADDRESS:	342 21st Ave,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$47,100.00
APPLICANT'S OPINION:	$28,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
SEP 17 2014
Assessment Appeals Board

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SEP 17 2014
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C) APPLICATION: 2012-5291

APPLICANT:	SING WAH NG
PARCEL NO.:	1452 033
PARCEL ADDRESS:	342 21st Ave,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$888,946.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

D) APPLICATION: 2013-0490

APPLICANT:	CLARE HYLAND
PARCEL NO.:	3589 056
PARCEL ADDRESS:	171-175 Lexington ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,437,554.00
APPLICANT'S OPINION:	$964,400.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

E) APPLICATION: 2013-0591

APPLICANT:	ANN SIU HUNG WONG
PARCEL NO.:	6278 012
PARCEL ADDRESS:	654 Vienna ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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*** Public comment will be taken on every item on the agenda.**

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, September 24, 2014 at 1:30 p.m.

Present: Louisa Mendoza, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:33 p.m. to deliberate the below listed applications that were taken under submission on Thursday, August 28, 2014.

SF
A82
#2
9/24/14

The Board reconvened in open session at 1:55 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5289	Sing Wah Ng	A.V. Lowered by Board (2 to 1 vote, with Mr. Spertzel dissenting).
2012-5290	Sing Wah Ng	Denied
2012-5291	Sing Wah Ng	Denied
2013-0490	Clare Hyland	A.V. Lowered (Board)
2013-0591	Ann Siu Hung Wong	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 1:59 p.m., recessed to reconvene Tuesday, September 30, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Wednesday, October 1, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 25, 2014
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5006
APPLICANT:	VERITAS-B MEZZ B7, LLC
PARCEL NO.:	0324 020
PARCEL ADDRESS:	0449 O'FARRELL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,581,795.00
APPLICANT'S OPINION:	$1,881,795.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5007
APPLICANT:	VERITAS-B MEZZ B7, LLC
PARCEL NO.:	0324 020
PARCEL ADDRESS:	0449 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,269,008.00
APPLICANT'S OPINION:	$1,505,008.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5008
APPLICANT:	VERITAS-B MEZZ B7, LLC
PARCEL NO.:	6569 018
PARCEL ADDRESS:	0500 - 0506 BARTLETT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$836,426.00
APPLICANT'S OPINION:	$561,426.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5029
APPLICANT:	VERITAS - B MEZZ B7, LLC
PARCEL NO.:	0319 001
PARCEL ADDRESS:	0709 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,087,307.00
APPLICANT'S OPINION:	$3,307,307.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5031
APPLICANT:	1690 NORTH POINT, LLC
PARCEL NO.:	0445A014
PARCEL ADDRESS:	1690 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,392,085.00
APPLICANT'S OPINION:	$3,206,085.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5366
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	2013900315
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$11,069,385.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5367
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	2013900314
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$13,627,266.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5368
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	2013900313
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$18,968,839.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5369
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	2013900312
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,115,422.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5402
APPLICANT:	CHAUDOIR, ALEXANDER
PARCEL NO.:	3638 033
PARCEL ADDRESS:	1141 S SOUTH VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$891,494.00
APPLICANT'S OPINION:	$532,935.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5415
APPLICANT:	SAKAI, ROBERT
PARCEL NO.:	0220 009
PARCEL ADDRESS:	1322 - 1332 SACRAMENTO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$970,193.00
APPLICANT'S OPINION:	$265,470.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5416
APPLICANT:	SAKAI, ROBERT
PARCEL NO.:	0220 009
PARCEL ADDRESS:	1322 - 1332 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$972,845.00
APPLICANT'S OPINION:	$265,470.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5417
APPLICANT:	SAKAI, ROBERT
PARCEL NO.:	0220 009
PARCEL ADDRESS:	1322 - 1332 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$992,301.00
APPLICANT'S OPINION:	$270,777.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5418
APPLICANT:	SAKAI, ROBERT
PARCEL NO.:	0220 009
PARCEL ADDRESS:	1322 - 1332 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,012,146.00
APPLICANT'S OPINION:	$276,191.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5419
APPLICANT:	SAKAI, ROBERT
PARCEL NO.:	0220 009
PARCEL ADDRESS:	1322 - 1332 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,009,743.00
APPLICANT'S OPINION:	$281,812.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5420
APPLICANT:	SAKAI, ROBERT
PARCEL NO.:	0220 009
PARCEL ADDRESS:	1322 - 1332 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,017,341.00
APPLICANT'S OPINION:	$281,145.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5421
APPLICANT:	SAKAI, ROBERT
PARCEL NO.:	0220 009
PARCEL ADDRESS:	1322 - 1332 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,037,685.00
APPLICANT'S OPINION:	$283,252.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, September 25, 2014, at 9:30 a.m.

Present: Diane Robinson, Joseph Tham and Mark Watts

Quorum present

Chairperson Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting various assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
9/25/14

Appeal No.	Name	Disposition
2012-5366	RP/Kinetic Parc 55 Owner LLC	Verbal Stipulation Approved
2012-5367	RP/Kinetic Parc 55 Owner LLC	Verbal Stipulation Approved
2012-5368	RP/Kinetic Parc 55 Owner LLC	Verbal Stipulation Approved
2012-5402	Alexander Chaudoir	Submitted

At the hour of 10:45 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:53 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-5402	Alexander Chaudoir	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5006	Veritas-B Mezz B7, LLC	Withdrawn
2012-5007	Veritas-B Mezz B7, LLC	Withdrawn
2012-5008	Veritas-B Mezz B7, LLC	Withdrawn
2012-5029	Veritas-B Mezz B7, LLC	Withdrawn
2012-5031	1690 North Point, LLC	Withdrawn
2012-5369	RP/Kinetic Parc 55 Owner LLC	Withdrawn
2012-5415	Robert Sakai	Withdrawn
2012-5416	Robert Sakai	Withdrawn
2012-5417	Robert Sakai	Withdrawn
2012-5418	Robert Sakai	Withdrawn
2012-5419	Robert Sakai	Withdrawn
2012-5420	Robert Sakai	Withdrawn
2012-5421	Robert Sakai	Withdrawn

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There being no further business, the Board, at the hour of 11:02 a.m., recessed to reconvene Wednesday, October 1, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 1, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, September 30, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2350
APPLICANT:	KGO TELEVISION, INC
PARCEL NO.:	2012200015
PARCEL ADDRESS:	0001 LA AVANZADA ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,465,345.00
APPLICANT'S OPINION:	$1,732,673.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2351
APPLICANT:	KGO TELEVISION, INC
PARCEL NO.:	2012200016
PARCEL ADDRESS:	0900 FRONT ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$30,061,549.00
APPLICANT'S OPINION:	$15,030,775.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1165
APPLICANT:	MADISON GRAHAM COLORGRAPHICS INC
PARCEL NO.:	2013211167
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,886,924.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1461
APPLICANT:	KGO TELEVISION, INC
PARCEL NO.:	2013210014
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$28,252,951.00
APPLICANT'S OPINION:	$14,126,476.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1463
APPLICANT:	KGO TELEVISION, INC
PARCEL NO.:	2013210013
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,253,578.00
APPLICANT'S OPINION:	$1,626,790.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1551
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 053
PARCEL ADDRESS:	0056 ISIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$546,128.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1552
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 054
PARCEL ADDRESS:	0070 13TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,640,527.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1554
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	6633 023
PARCEL ADDRESS:	1701 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,617,194.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1653
APPLICANT:	ELECTRIC BEACH TANNING CO, INC.
PARCEL NO.:	2013211932
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$159,250.00
APPLICANT'S OPINION:	$21,500.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1670
APPLICANT:	NORIEGA CAPITAL GROUP LLC
PARCEL NO.:	2023 021
PARCEL ADDRESS:	1900 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,199,991.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1683
APPLICANT:	AZAR ASSOCIATES LLC
PARCEL NO.:	7143 033
PARCEL ADDRESS:	5894 - 5898 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,251,193.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1799
APPLICANT:	HAMAMCIYAN, ARTIN
PARCEL NO.:	5572 025
PARCEL ADDRESS:	0370 BARNEVELD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$687,515.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1819
APPLICANT:	SUPAN, DAVID
PARCEL NO.:	6910 009A
PARCEL ADDRESS:	0149V CEDRO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$707,197.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1932
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 627
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$936,033.00
APPLICANT'S OPINION:	$359,050.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2014-0010
APPLICANT:	KGO TELEVISION, INC
PARCEL NO.:	2014900622
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$42,354.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2014-0011
APPLICANT:	KGO TELEVISION, INC
PARCEL NO.:	2014900621
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$514,295.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2014-0012
APPLICANT:	KGO TELEVISION, INC
PARCEL NO.:	2014900620
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$68,720.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2014-0013
APPLICANT:	KGO TELEVISION, INC
PARCEL NO.:	2014900619
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$198,990.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access

Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister.

Assistive listening devices are available upon request at the Clerk of the Board's Office, Room 244. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

Language Interpreters

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, September 30, 2014, at 9:34 a.m.

Present: Mervin Conlan, John Lee and Louisa Mendoza

Quorum present

Chairperson: John Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

SF
A82
#2
9/30/14

Appeal No.	Name	Disposition
2013-1653	Elec Beach Tanning Co, Inc.	Submitted

At the hour of 10:01 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:06 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-1653	Elec Beach Tanning Co, Inc.	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2350	KGO Television, Inc.	Withdrawn
2012-2351	KGO Television, Inc.	Withdrawn
2013-1165	Madison Graham Color graphic	Postponed
2013-1461	KGO Television, Inc	Postponed
2013-1463	KGO Television, Inc	Postponed
2013-1551	Mahmoud Larizadeh	Withdrawn
2013-1552	Mahmoud Larizadeh	Withdrawn
2013-1554	Mahmoud Larizadeh	Withdrawn
2013-1670	Noriega Capital Group LLC	Postponed
2013-1683	Azar Associates LLC	Withdrawn
2013-1799	Artin Hamamciyan	Withdrawn
2013-1819	Davic Supan	Withdrawn
2013-1932	Candlestick Cove, LLC	Withdrawn
2014-0010	KGO Television, Inc.	Postponed
2014-0011	KGO Television, Inc.	Postponed
2014-0012	KGO Television, Inc.	Postponed
2014-0013	KGO Television, Inc.	Postponed

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There being no further business, the Board, at the hour of 10:10 a.m., recessed to reconvene Wednesday, October 1, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 1, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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Ulmer/Omaha, Ltd
Houchen
Bindery Ltd
2015